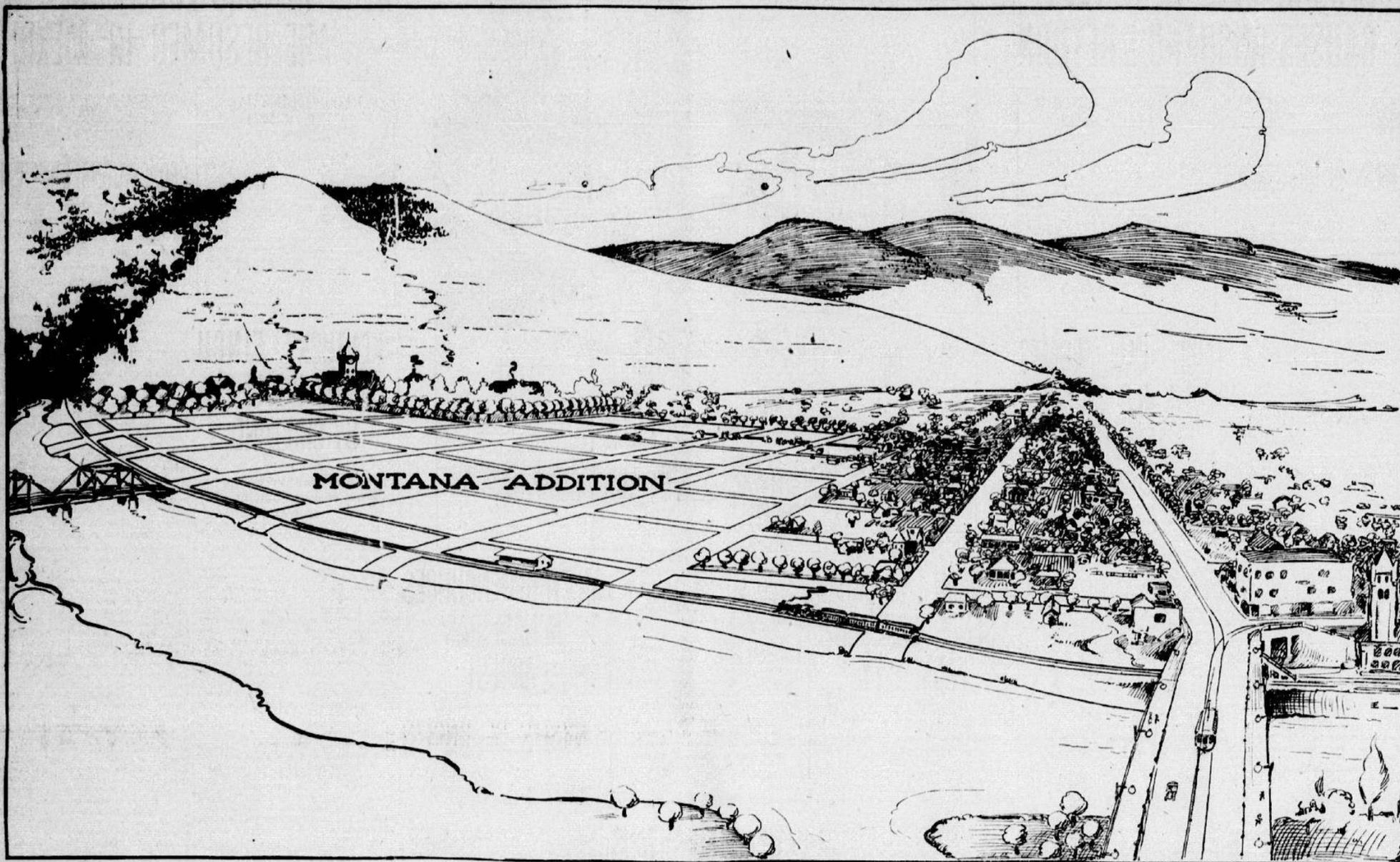


**HERE IS THE VERY CHOICEST REAL ESTATE EVER OFFERED TO YOU IN MISSOULA**

For many years buyers of real estate in Missoula have looked at the beautiful stretch of lots between the university and the Missoula river and have asked for a chance to purchase there. Learning that these lots were not on the market, buyers have been forced to turn elsewhere. For fifteen years this has been the situation. These lots are the property of the Higgins estate and not until the recent distribution of that estate was it possible to sell them. Now the estate has been settled. These lots are on the market. I have the sales agency and this week I start the sale of

**THE MONTANA ADDITION**

This is the finest city property on the market. Beautifully located, central, within easy walking distance, car service if you want it, water at every lot, near to the university, desirable in every particular. This picture tells the whole story.



**Location**

Montana addition was platted by Captain C. P. Higgins, the founder of Missoula. With the rare foresight which he possessed to such a marked degree, Captain Higgins selected this part of the south side of the river as the most desirable residence location in Missoula. A portion of the addition was settled as soon as it was opened; some of the most beautiful residence streets in the city are in Montana addition, leading from Higgins avenue. There are charming homes here. It is an ideal home location. On the east, Montana addition is bounded by the picturesque Prescott ranch at the foot of Mount Sentinel. On the south is the beautiful university campus. On the west, the addition extends to Higgins avenue. On the north it reaches to the Missoula river. It has its beginning at the south end of the Higgins avenue bridge. The Van Buren street bridge connects with one of Montana addition's central streets. In a short time there will be water at every lot in the addition; the work of extending the present mains will be undertaken at once. It is a bright, sunny location; the lawns and gardens and the university campus testify to the excellence of soil. It commands one of the most beautiful views in the world. Nowhere can there be found a more charming place for a home than Montana addition. And it is so close in. It's an easy walk by either bridge. There is car service if you want it. Look at the picture and see how admirably and conveniently Montana addition is situated.

**PRICES AND TERMS**

**M**ONTANA ADDITION has been placed in my hands for sale. I have conferred in detail with the owners of the addition as to the prices of the lots and I have been permitted to fix the figures so that, in my judgment, the prices are the most reasonable ever named for such valuable property in this city. The very best lots in the addition are offered at \$750. The lowest price on any of the lots is \$200. There are some of the very pleasantest lots in the addition priced at \$300. The prevailing price is between \$350 and \$400. This offers a range of prices which makes it possible for everybody to own lots in Montana addition. The prices are governed, to a great extent, by location. But if you will compare the prices at which I am offering these lots with prices which are asked for property similarly situated elsewhere, you will find that these are exceedingly low figures. In all my experience in real estate handling, I have never had anything so good as this. Montana addition is so incomparably better than anything else that was ever offered in the Missoula real estate market that I esteem myself fortunate in being able to present these lots to buyers in this field. Consider the property and then consider the prices **\$300 to \$750**

The terms at which I offer these lots in this choice section of the city are as reasonable as the prices. There is no man in Missoula who cannot afford to become the owner of one or more lots in this district. The initial payment is small and the monthly payments are so slight that any man can make them without feeling the drain upon his purse. I have figured carefully upon this selling plan. I have made the terms such that these lots are within the means of any man and every man in Missoula. I want the sale to move quickly and I have named terms that will make it possible for every man in the city to buy and own these high-class lots. The lots must be sold quickly and the prices and terms have been made such that they are certain to go with speed.

On that account I want all who are interested in Montana addition, either as a possible home site or as an investment, to call early while the selection of the lots is good. Get around to my office in the morning and let me show you the lots and the prices. Make your selection before the lots have been picked over. This is a veritable bargain sale; there is certain to be a demand for Montana addition lots. The first to come will have the advantage in selection. The early comers will be the winners. I honestly believe that there was never such an offer as this made in the northwest. These are not remote lots; they are right in the city.

Easy payments and low prices will make these splendid lots in great demand. The prices have been made low and the terms have been made easy in order to stimulate the sale. Here is the way the sales will be made:

All lots in price above \$500	\$20 down and \$20 a month
All lots in price from \$350 to \$500	\$10 down and \$10 a month
All lots in price below \$350	\$5 down and \$5 a month

**\$5.00 Down and \$5.00 Per Month**

**Advantages**

To enumerate the advantages of this location would be to take all that is best of each other residence section in the city and combine all these excellent features as setting forth the merits of Montana addition. It is close in; only the conditions which have attended the ownership of this property have kept it off the market so long. It is the only close-in property there is left in the city. This is a great advantage. It is connected with the business section of town by two fine bridges. It is an easy walk, either way. Then there is the advantage of fine neighbors. The portion of Montana addition which is already built up is as beautiful as any section of the city; its residences are handsome, its streets are beautifully shaded and are well kept. The university campus is one of the most beautiful spots in Montana; it is a carefully kept park and will always be so. The orchard homes on the Prescott ranch form a delightful background for the setting of Montana addition. It is not an addition any more. When it was platted Missoula was young and there were no homes on the south side of the river. Now Montana addition is in the city, which is built all around it. All of the advantages of the city are here. It is only a condition which would not occur in such a connection once in a lifetime, which makes it possible to place these lots on the market under present circumstances. Right in the heart of the city, Montana addition offers advantages which no other residence section possesses.

116 W. CEDAR ST. **WILLIAM J. RHOADES, SALES AGENT** MISSOULA, MONT.