

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

ARE YOU IN DOUBT?

Where to Buy? **BROOKLYN?** Where to Build? **LONG ISLAND?** Where to Live? **NEW JERSEY?** **STATEN ISLAND?**

910 LOTS—16 HOUSES

Beautifully developed by and to be sold for

The Estate of

WILLIAM ZIEGLER, DECEASED

AT ABSOLUTE AUCTION

without reserve to the highest bidder

234 LOTS & 4 HOUSES LINDEN, N. J.
201 LOTS TOTTEVILLE, S. I.
41 LOTS & 8 HOUSES BROOKLYN, N. Y.
53 LOTS ST. GEORGE, LINDEN, N. J.

235 LOTS INGLESIDE, FLUSHING, L. I.
71 LOTS & 4 HOUSES, ARGYLE PARK, BABYLON, L. I.
73 LOTS SOUTH ELIZABETH, N. J.
2 LOTS ROSELLE, N. J.

Reasonable Building and Permanent Loans will be made by Ziegler Estate to Approved Purchasers.

SATURDAY, NOVEMBER 8th

AT 11 A. M. AT THE EXCHANGE SALESROOM, 14-16 VESEY STREET, N. Y. CITY.

SEND FOR PARTICULARS TO

J. CURRY WATSON, Agent, 512 Fifth Avenue, or to the Auctioneer
Swan, Moore & Danforth, Attorneys, 29 Liberty Street

SEND FOR PARTICULARS TO

BRYAN L. KENNELLY

AUCTIONEER

156 Broadway, New York City

Telephone 1547 Cortlandt

Oceanside Park Station 2 miles between stations Long Beach Station
Oceanside Park near New York City

DID YOU?

avail yourself of the "advance information" given last Sunday to familiarize yourself with the property to be offered at one of the latest suburban real estate auction sales ever offered the public? IF YOU DID—you know the opportunities. IF YOU DID NOT—do not delay to fully inform yourself of this

Liquidating Auction Sale

Homesites near New York City in close proximity to **LONG BEACH, L. I.**

The property is situated on the South Side of Long Island, 35 minutes running time from New York City (electric service), between the railroad station and the Long Beach Highway, about 3 MILES FROM LONG BEACH, with a Long Island R. R. Station on the property—

OCEANSIDE PARK

ABOUT A MILE FROM GREAT SOUTH BAY with a canal running to and adjoining the property.

Here are located many handsome ALL YEAR HOMES with 15 more in course of erection. About half the property has been sold.

1,000 CHOICE BUILDING LOTS

will be offered for sale without reserve on **Three Sale Days—October 16-17-18** AT 2 P. M. SHARP

Lots high and contain all improvements—electric light, gas, water, cement sidewalks, curbs, shade trees, etc.

TERMS OF SALE—10% down on day of sale, 40% on delivery of deed, 50% on Bond and Mortgage. Discount for cash. Liberty Bonds taken at par.

FREE TITLE POLICIES BY TITLE GUARANTEE & TRUST CO.

HOW TO REACH THE PROPERTY—FROM INSPECTION OF PROPERTY, visit on Sunday. Trains leave Pennsylvania or Flatbush Ave. Stations of Long Island Railroad, 9:51, 10:05, 10:40, 1:40 and 2:15.

DAY OF SALE—10:51, 11:05, 12:51 and 2:06. For further particulars, maps, etc., write or call

STEPHEN P. PETTIT, Auctioneer

110 West 34th St., N. Y.
Phone, Greeley 5682.

"Heart of the Bronx" 35 LOTS

ENTIRE BLOCK FRONT
West Side Marion Av., South Side East 196th St.
East Side Bainbridge Avenue
To Be Sold Separately

AT AUCTION, SATURDAY, OCT. 18th
At 2 P. M., on the Premises, Rain or Shine, in Tent

ALL IMPROVEMENTS MADE
ALL ASSESSMENTS PAID

60% at 5% on Mortgage and 70% at 5 1/2 %
Held by One Family 40 Years

FINEST LOTS IN THE BRONX
ALL READY FOR BUILDING

Send for particulars to
BRYAN L. KENNELLY
Auctioneer
156 BROADWAY, NEW YORK CITY.
Telephone 1547 Cortlandt.

MORTGAGE LOANS

MONEY TO LOAN

ON BOND & MORTGAGE BUILDING AND PERMANENT.

SLAWSON & HOBBS
107 West 42d St. Tel. Columbus 7240.

REAL ESTATE—WASHINGTON, D. C., FOR SALE OR RENT.

In Washington, D. C.

FOR RENT OR FOR SALE
BUSINESS PROPERTIES
INVESTMENT PROPERTIES

THE F. H. SMITH COMPANY
Established 1878
815 Fifteenth Street, N. W.,
Washington, D. C.

QUEENS REAL ESTATE FOR SALE.



Where there is real water-front Miles of it, right in New York City An All-year Seaside Home Community

HOWARD BEACH

30 minutes by electric trains from Penn. Station and Flatbush Ave.

NEW SEMI-BUNGALOWS NEARING COMPLETION

6 & 7 rooms & bath, \$5,250 up

ON EASY TERMS

Lots, Plots & Bungalow Sites at Moderate Prices.

Bungalows Built to Order for this Season's occupancy.

Loans at convenient payments arranged.

HOWARD BEACH OFFICE
Opp. R. R. Station. Open all day, every day.

Convenient trains about every half hour.
Or Call, Write or Phone

Howard Estates Development Co.
31 Chambers St., N. Y. Phone Worth 3566.



These Beautiful Six, Seven and Eight room houses are located 15 minutes from Times Square by Long Island R. R. Five cent carfare by trolley. Wonderful houses that are wonderful investments. Ready for immediate occupation. The homes themselves are our most convincing argument.

Houses have Steam Heat, Electric Light, Base Plugs for ornamental Lighting and Vacuum Cleaner, Double Hardwood Floors, Modern Plumbing, Kitchen and Bath Walls tiled. TERMS TO SUIT. OPEN PROPERTY. OPEN EVERY DAY. SUNDAYS 2 TO 5 P. M.

Cor. Forest and Parsons Aves., Flushing, N. Y. Telephone Flushing 4024 or Write for Descriptive Booklet. N. Y. Office, 150 W. 42d St., Room 1304.

At Flushing.

Ready for occupancy.

New brick and tile English cottages, seven to nine rooms, two baths, central hall, sleeping porch and sun parlor; open fire-places; brick garage; best location in Flushing, \$15,000 to \$21,000, see representative on premises, Bosch St., west of Parsons Av., Flushing, or J. W. DOOLITTLE, Phone Barclay 7294.

JAMAICA HILL SECTION

Modern 3-room, newly decorated inside and out, ivory trimme, woodwork, white enamel bath and kitchen; electricity, tiled floors, central heating, beautiful shrubbery garage; near trolley; \$13,500. Owner CABLE, Druggist, 268 Fulton St. Phone 1111 Jamaica.

JAMAICA BARGAIN

Nine rooms, Hill Section, up-to-date, every improvement. Worth \$15,000. Price \$12,750. Terms, Oceanview Heights, 11 Herriman Ave., Jamaica.

The History of Washington Heights is Being Repeated at **JACKSON HEIGHTS** Queensboro Corp., Bridge Plaza, L. I. City

LONG ISLAND REAL ESTATE

TO CLOSE AN ESTATE

COLONIAL RESIDENCE

AT ROSSETT, LONG ISLAND.

Four master bedrooms. Open fireplace. Garage with chauffeur's quarters. For sale, furnished or unfurnished. EXECUTOR, Care of WALKER & CO., 15 Wall St., New York.

Telephone 1890 Rector, or Syosset 154.

QUEENS REAL ESTATE FOR SALE.



From Brooklyn Bridge take Fulton St. elevated (marked Lefferts Ave.) to Greenwood Ave. Station. Office, Liberty Ave. and 111th St.

STENBERG BROS

ARE GOOD HOMES.

Offices on premise
Tel. Richmond Hill 4118-4035

Forest Hills Gardens

FIFTEEN MINUTES FROM PENN. STATION

LAND is the most secure of all investments, therefore it is called, in contradistinction to other types of investment, REAL ESTATE.

TRANSPORTATION and accessibility are the fundamental principles that enhance the value of REAL ESTATE. Improved transportation has brought Forest Hills Gardens within direct minutes of the center of Manhattan.

BUILDING operations have been resumed. The increased cost of building is offset by the low price of the land. Many people are purchasing plots and having plans prepared. Our belief that prices are stable—even though they may go lower prices—is confirmed by the fact that the SAGE FOUNDATION HOMES CO. has sold 100 plots in the neighborhood, costing over three-quarters of a million dollars. We urge upon those contemplating owning a home the early selection of a building site.

THE REAL ESTATE business is in a better position now than at any time since 1907, therefore land prices are sure to increase.

BUY LAND NOW

47 West 34th St. New York

Forest Hills Long Island

LONG ISLAND REAL ESTATE FOR SALE, LONG ISLAND REAL ESTATE FOR SALE

140 Acres on South Country Road at Bay Shore, Long Island

Beautiful Grounds, Mansion, Stables, Etc.

For Sale to Settle Estate

APPLY TO
CHARLES V. BOSSERT
1335 Grand Street, Brooklyn, N. Y.

At FLUSHING Brokers

Go out to-day and see. A perfect little Colonial home; eight rooms and bath; large open fire place in living room; large living porch and tea porch; ten min. walk to station, two min. to trolley. Price, \$9,750. Best thing in New York City for the money. R. L. PARIS, 141 West 36th Street, N. Y. Tel. Flushing 768, or Greeley 6604. Local Office corner Queens and Parsons Avenue.

FOR SALE—Unusually attractive all-the-year home; new Colonial brick dwelling, with garage. First floor has large living room, dining room, kitchen; extra toilet and laundry in basement. Second floor, 3 bedrooms, tiled bath. Interior finished throughout in white enamel woodwork and mahogany finished doors; parquet floors throughout; hot water heat, gas, electricity, sewer, etc.; restricted action; no assessments; 5 minutes' walk to large park and bathing; one block express station, 15 minutes Grand Central, 1-cent fare, 12,000 cash required, balance on terms. For plans and photo, call, write or phone J. S. WITHERS, 52 Vanderbilt Ave., N. Y. Room 1309. Tel. Murray Hill 1139.

QUEENS REAL ESTATE FOR SALE.



6 and 7 room detached cottages, steam heat, tiled kitchen and bath, inclosed porches. Choice of decorations; 75 feet wide street; sewer and asphalt street; all assessments paid. Highly restricted.

PRICES \$7,200 TO \$8,000

Write for Booklet "S" SAGE FOUNDATION HOMES CO.

LONG ISLAND REAL ESTATE FOR SALE, LONG ISLAND REAL ESTATE FOR SALE

140 Acres on South Country Road at Bay Shore, Long Island

Beautiful Grounds, Mansion, Stables, Etc.

For Sale to Settle Estate

APPLY TO
CHARLES V. BOSSERT
1335 Grand Street, Brooklyn, N. Y.

At FLUSHING Brokers

Send for photographs, floor plans and full particulars of the one hundred 20-foot Colonial, tapestry brick houses we are building on Ditmars avenue, Astoria, one block from express station on the dual subway system, only fifteen minutes from Grand Central subway station.

We are now offering these houses for \$2,800 on easy terms, which is less than the house alone would cost if built in small numbers.

Six rooms and bath, with garage and private 20-foot cement driveway in rear. Parquet floors and white enamel woodwork throughout; hot water heat, gas, electricity and sewer. Only five minutes from new six-story million-dollar waterfront park; restricted neighborhood.

This is the best selling, moderate priced house proposition on the market.

Rickett-Brown Realty Co.
Tel. Murray Hill 1190, 52 Vanderbilt Ave. Local office on property. Tel. Astoria 2798.

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Tel. Murray Hill 1190, 52 Vanderbilt Ave. Local office on property. Tel. Astoria 2798.

GEDNEY FARM

A suburban community of attractive homes, beautifully situated in the high, healthful Westchester Hills, at the very gateway of White Plains.

City water, sewers, gas, electricity and macadam roads. Here will be found the glorious all year outdoor life. Golf and Country Club on property. Convenient distance to Long Island Sound, 38 minutes from 42d Street by excellent express service.

BUILDING PLOTS

Are now offered on very reasonable terms. Every assistance given to Home Builders.

WOOD, DOLSON CO., Inc.
SALES AGENTS
Representative on premises.

20 Miles from 42d Street

Famous old Hudson River estate of 15 acres, with many large shade trees, plenty of fruit, etc., but also having a handsome, modern residence, with unusually large and attractive living room, 8 master's bedrooms, 2 master's baths, finest plumbing and equipment, stable, garage, greenhouse with grapes, walled garden, cut stone wall around property, large vegetable and flower garden, pasture land, brook near station, book club, everything in perfect order and repair—offered for immediate sale at great bargain.

KENNETH IVES & CO.
7 East 42d St. Murray Hill 6037

READ THE AUCTION AD IN ANOTHER COLUMN AT KATONAH CHANCE OF A LIFETIME.

Also two superb lake offerings for country estates, \$12,900; \$20,000.

HOT RIGHT OFF THE BAT. NEVER OFFERED BEFORE.

WE KNOW EVERY HILL DALE & LAKE IN THE HEART OF WESTCHESTER IN THE HEART OF WESTCHESTER MERRIAM & MCKISCO

LONG ISLAND REAL ESTATE FOR SALE

Stop

hunting around everywhere for an ideal one when you can find just what you are looking for in Broadway-Flushing, only twenty minutes by motor from the Queensborough Bridge, and only twenty minutes by electric express trains from the Pennsylvania Station.

FIVE HOUSES FOR OCTOBER OCCUPANCY.

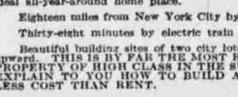
Eight, nine and ten rooms, three baths. Master's baths contain solid porcelain, built-in tubs; showers, tiled floors and walls. Parquet and oak floors, white enamel walls. All corner plots, with 100-foot frontage. Built by the day under our own supervision. 10 to 15 min. walk to express station. Twenty-one min. to Penn. Station by electric trains. Complete in every detail, including garage, screens, fixtures and decorations.

Rickett-Brown Realty Co.
Tel. Murray Hill 1190, 52 Vanderbilt Ave. Local office on property. Tel. Astoria 2798.

BRIGHTWATERS—High class, moderate priced 1 1/2 acre plot at less than 20 ft. city lot, with access to plans for easy building; country life mixed with city improvements; within commuting distance of New York; churches, schools, club, social advantages; recreation in greatest variety. Rich soil, pure air, pure water. Let me show you this, write to explain. R. L. Williams Sales Agency, 1 West 34th Street, New York.

Water Front North Shore
On Centreport Harbor, L. I.
121 acres, two-thirds mile beach, from which would be made a fine harbor. Let us extend plan; safe harbor all weather. J. J. Allen, 145 Montague St., Brooklyn, N. Y.

WESTCHESTER REAL ESTATE.



BUY LOTS NOW AND BUILD YOUR OWN HOME AND AVOID PAYING AN EXORBITANT RENT.

Larchmont Gardens

offers you an exceptional opportunity to own your own home in a beautiful residential park situated on gently rolling hills commanding fine views of Long Island Sound and the surrounding country. High and dry inland air, and still near enough to the Sound to enjoy all the water sports in summer.

This beautifully developed park, with its wide avenues and boulevards, has attracted a large colony of New York families because of its beautiful environment, simplicity and home charm. A beautiful river runs through the property, tumbling over a charming waterfall into a large lake in the center of the property. A fine clubhouse, excellent tennis courts, nearby golf links all complete the picture of an ideal all-year-around home place.

Eighteen miles from New York City by way of the Boston Post Road. Thirty-eight minutes by electric train from Grand Central Station.

Beautiful building sites of two city lots and upward are offered at \$500 and upward. THIS IS BY FAR THE MOST REASONABLY PRICED SUBURBAN PROPERTY OF HIGH CLASS IN THE SUBURBS OF NEW YORK. LET US EXPLAIN TO YOU HOW TO BUILD AND OWN YOUR OWN HOME AT LESS COST THAN RENT.

For information and Beautifully Illustrated Booklet, apply
GEORGE HOWE, 527 Fifth Avenue, New York
Branch Office at Larchmont Gardens. Visit there to-day.

BRONXVILLE, N. Y. **Fish & Marvin** 527 FIFTH AVE., NEW YORK.

Lawrence Park Properties at BRONXVILLE Westchester County, New York

Long established and conservatively managed, the properties of the Lawrence Park Realty Co. offer the best in out of town living. Highly restricted and protected in every way. Situated in the hills of Westchester County, one-half hour from Grand Central Station. Houses and plots near Hotel Gramatan and Country Club.

FOR SALE

Fine Suburban Residence \$11,000

Located at 257 South 2d Ave., Mt. Vernon, N. Y.

Ten rooms; bathroom and pantry; slate roof, steam heat; plot 50x105 feet for garage. Three blocks to station of N. Y., N. H. & H. R. R.

IMMEDIATE POSSESSION

\$6,000 to \$7,000 can remain on mortgage at 6%. Keys at 230 South 2d Avenue. Telephone 344 Mt. Vernon.

OPEN FOR INSPECTION SUNDAY AND UNTIL SOLD

Highlands of Westchester

Country place of 20 acres, back of Rye, new residence of attractive architecture, 6 new bedrooms, 3 baths, ample acreage, master's bedroom, 2 baths, single acre, well proportioned rooms and other large desirable features; stable and garage with desirable features; beautiful shade trees; long distance views over rolling country; near 2 golf clubs, 22 miles from 42d St. opportunity to secure a delightful country estate for immediate occupancy.

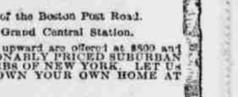
Kenneth Ives & Co.
7 East 42d St. Murray Hill 6037.

ON PURCHASE STREET WESTCHESTER COUNTY

Exceptional opportunity to acquire 35 acres. Exclusive residential estate, New York, October 13, 1:30 P. M. Absolute cleanup, a mansion, houses, public garage, scattering lots.

Phone or address owner,
JOHN F. HEALY,
163 Broadway, Telephone 3607 Cortlandt

WESTCHESTER REAL ESTATE.



It is but 34 minutes to the Nassau Boulevard (Garden City Station) Station via L. I. R. R., some convenient trains from Penn. Station, 22d St., daily, 11 a. m., 12:30, 1:58, 2:58, 3:45, and 4:54 p. m. Sunday 9:59, 11:15 a. m., 1:08, 1:55, 2:59, 4:17 p. m. and from Flatbush Ave., Brooklyn, daily, 10:56 a. m., 12:30, 1:17, 1:49, 2:55, 3:15 and 4:13 p. m. Sunday 10:01, 11:15 a. m., 1:08, 1:59, 3:00 and 4:13 p. m.

Nassau Boulevard R. R. Station.

FOR SALE

Fine Suburban Residence \$11,000

Located at 257 South 2d Ave., Mt. Vernon, N. Y.

Ten rooms; bathroom and pantry; slate roof, steam heat; plot 50x105 feet for garage. Three blocks to station of N. Y., N. H. & H. R. R.

IMMEDIATE POSSESSION

\$6,000 to \$7,000 can remain on mortgage at 6%. Keys at 230 South 2d Avenue. Telephone 344 Mt. Vernon.

OPEN FOR INSPECTION SUNDAY AND UNTIL SOLD

Are You Stuck

Without a House or an Apartment?

Here is a new house, decorated and ready for occupancy, 8 rooms, 3 baths, Colonial Farmhouse type. Large plot, good service nearby to solve the help problem.

We have others, smaller, and larger, to help ease the situation.

ROBERT E. FARLEY
Organization
12 East 44th Street
NEW YORK

NEW ROCHELLE

FOR SALE

Fine house, six rooms, hollow tile, 1 room, 2 tiled baths, living room, open fireplace, sun parlor, sleeping porch, hot water heat, gas, electricity, corner lot, garage. Asking \$12,900, open to offers. Terms can be made.

BRONXVILLE
LAWRENCE PARK
9 rooms, 3 baths, garage, steam heat, all improvements. Plot 67x131. Price \$14,000. Terms. Other houses in vicinity \$15,000 to \$30,000.

HOWARD H. STEINER CO.,
103 PARK AVE. Phone Van. 1805

Advertisements
Received too late
For Real Estate Section
Will be found in Main Section