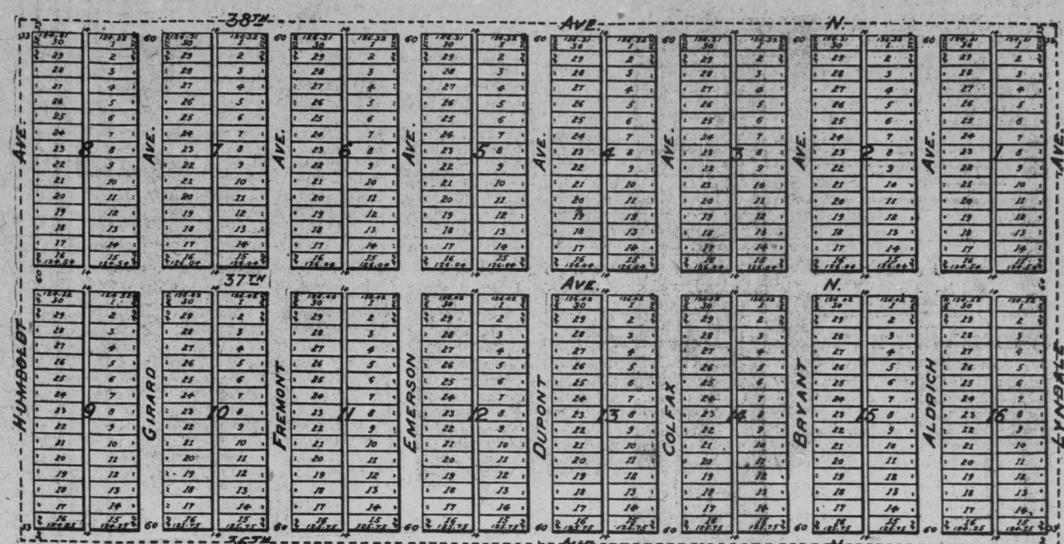


MINNEAPOLIS REAL ESTATE

Plat of Walton Park.



Only blocks 1, 2, 3, 4, and 13, 14, 15 and 16 will be offered at this first auction sale. This comprises 240 lots and includes all the property between Lyndale and Dupont avenues. This property is the very choicest in the vicinity. City water has already been laid on Lyndale avenue.

Every person in the least interested in Minneapolis property must have seen this marked advance which has taken place during the past few months and which is becoming greater every day.

The brightest, most far seeing real estate men and capitalists have been loading up heavily with business property and they are now turning their attention to residence property where they consider, is an even better chance for investment, and even during the past month there have been large purchases of cheap residence lots by this class of people. They consider an advance in the near future inevitable. They are buying every desirable piece of property in sight with the hope of making large profits.

Good times are here, everybody is prosperous, and the working people of the city are saving money and looking about for an opportunity to invest in homes. Prices are bound to advance 100 per cent in the next two years and if you put off buying, you will have to pay that much more to the agent who is now picking up the snags which are offered to the public.

If you want to buy a home or secure a lot as an investment, you cannot do better than attend this auction sale, and if you see the lots selling cheap, secure one for yourself. Don't forget that the property will be sold at auction and you yourself can fix the prices.

There is also an office at the corner of Thirty-sixth avenue North and Lyndale, where Mr. O. Rogans will be found daytime and evenings. He will show the property and give all information desired. Mr. Rogans lives at 2015 Washington avenue N. and is clerk of Prospect Camp No. 1035 M. W. A.

To reach Walton Park, take Camden Place car to Thirty-sixth avenue N. where carriages will be found waiting, to take visitors over Walton Park and return them to the car line.

Lots in this vicinity have always sold for good figures. The adjoining property is held at \$350 a lot on Lyndale and \$200 a lot on the other avenues. There are no poor lots anywhere around. Adjoining additions: Dean Park, Newton & Folwell's, Holiday &

Boardman's, A. Y. Davidson's. All of these are beautiful tracts of land and the lowest sale we have heard of has been \$150. It will pay you to come to the auction for many reasons:

1st. Lots will be sold to highest bidder and there are sure to be a great many bargains.

2d. You can bid on many lots until you get one at your own price.

3d. If you want to build, a building loan can be arranged, special attention being given to this department.

4th. 38 cash prices will be given away, aggregating \$500, whether you BUY a lot or NOT you may get one.

Sale will commence promptly at 2 p. m. on the ground, and will be adjourned at five. Sale will be resumed at 8 o'clock in the evening, when the people of Minneapolis will be given an opportunity to witness the unique and original spectacle of an auction sale by electric lights. The grounds will be brilliantly illuminated by a circle of powerful arc lamps.

INFORMATION BUREAU—25 Sixth St. S., between Hennepin and Nicollet Aves., ground floor.

David C. Bell, Pres. Walter A. Eggleston, Secy. James B. Sutherland, Treas.

David C. Bell Investment Co.

No. 111 S. 4th St. Call for our Catalog of Bargains

\$75.00 Each. THINK OF IT!

For Beautiful Lots. Size 40x150.

One Block from Minnehaha Av. South of 35th St.

\$20 Cash, Balance \$5 Per Month. Title Perfect.

NO INTEREST.

\$150 for Minnehaha Av. Frontage.

J. F. Conklin & Zonne Co.

115 Temple Court Both Telephone 972

\$75 Each for nice lots on Bloomington, 16th and 17th ave S., between 28th and 30th sts.; lots 46x129.

\$275 East front lot on Fremont ave. between 34th and 35th sts.; size 42x129.

\$300 for a good 40 foot lot on Colfax ave. between 33d and 34th sts. S.

\$800 For three west front lots, corner Pleasant av. and 35th st. Size 115 ft. on Pleasant av. by 147 ft. on 35th st.

\$450 is cheap for that lot on 35th and 36th sts. and 28th st. Size 45x128.

\$3700 For that 10 room, modern house, 1827 5th Av. S., situated on the upper corner of 19th St. and 5th Av. Beautiful shade trees and good yard; lot 50x128 to alley. Make us an offer.

\$5000 Cheap for that fine modern home of nine rooms, 2741 Portland av. \$2000 will handle it.

Modern Offices for Rent

ANDRUS BUILDING

LARGE SUITE ON FOURTH FLOOR, CORNER NICOLLET AND FIFTH STREET. FIRE-PROOF VAULTS, HOT AND COLD WATER, ELECTRIC LIGHT AND JANITOR SERVICE.

OTHER SMALLER OFFICES THROUGHOUT THE BUILDING.

FOR FURTHER PARTICULARS AND PRICES APPLY TO

THORPE BROS. Agents

258 Hennepin Ave.

ANGRY VIENNESE

They Are Responsible for Report of Anti-American Combination.

London, July 13.—The rumor that the continental powers intend to combine in a boycott of American goods when the commercial treaties expire is regarded in England merely as a suggestion by angry Viennese tradesmen who expect to be undersold. The Spectator points out that statesmen are only too well aware that unless Great Britain were included in a tariff war, American goods would be simply purchased by Englishmen and sent out at a nominal increase in price. Besides trade is not one-sided, and the stoppage of all American purchases would be more felt on the continent than in America.

The census returns show that Marseilles is now the second city of France, with a population of 494,769, which is an increase of 47,415 since 1896.

AN ATTRACTIVE COTTAGE HOME

One of the prettiest houses in the country. It is being built for a client by T. F. Curtis at Irving avenue S. and Thirty-fourth street; is fully modern, with hot water heat, laundry, vegetable cellar, basement floors; cement, main floor hardwood, mantels, grates, sideboard, bookcase, ice box, full nickel porcelain plumbing, six rooms downstairs, with one sleeping-room above. House and lot \$4,000.

Realty in Minneapolis

The Improvement Bulletin makes the following comment on the report in the Duluth News-Tribune that the man who will build a hundred small, neat, comfortable, moderate-priced houses to rent in that city will be hailed as a public benefactor and will be making a very paying investment at the same time:

People are said to be actually prevented from locating in Duluth because of inability to find such houses. Duluth is not alone in its glory in this respect. It is a common complaint in almost all the growing cities of the northwest. A demand so strenuous would ordinarily bring a prompt if not an excessive supply. But investors have as a rule ignored this Macedonian cry. They have built flat buildings galore, a good many large modern houses and some small houses neither modern nor otherwise attractive. Small modern houses, to rent to people of modest means but refined tastes, have been the exception to the rule. Such houses can be built for from \$1,500 to \$2,000 and if desirably located will pay a good return on the investment, renting for from \$15 to \$25 per month, according to location. With interest rates ranging from 2 to 6 per cent on bonds, stocks and mortgage loans, such a proposition would seem to be a fairly good one.

Situation in Minneapolis.

Similar complaints are made in Minneapolis. Not long ago The Journal called attention to the fact that 100 houses for renting were wanted at once in North-east Minneapolis. T. F. Curtis, the pioneer builder of cottages for sale in Minneapolis, accounts for the scarcity by the fact that the moneyed men do not want to build houses for rent. He says also that he would build more cottages to sell if he could get more money. On the other hand, the capitalists seem to prefer to loan money to builders at 6 per cent rather than incur trouble and net 12 per cent themselves. A reason for the scarcity of moderate-priced houses for sale is the fact that nearly every purchaser demands a thoroughly modern house and the modern improvements alone to-day cost \$1,500, thus bringing the price of the house and lot up to at least \$3,500.

The "Curtis" houses in Calhoun park are familiar. At least 150 lots have been sold there to persons intending to build. Forty cottages have been erected in that section by Mr. Curtis and ten are under way. The distinction of these cottages is their artistic exteriors.

In the early days when "Bill" King and Colonel McCrory built the pavilion at Calhoun, the colonel thought that part of the city better than Park avenue or Lowry Hill. The lots were held by him at \$2,500, and he considered it a shame to sell them for less. The revival started about four years ago, when the property was put on the market and lots were sold at all the way from \$300 to \$600 each. They are held now at from \$500 to \$1,000, having the advantage of the lake and absence from the noise and dirt of the city.

Origin of Cottage Building Here.

Mr. Curtis has been a builder for twenty years, and has been putting up cottages for the last seven. He makes all the designs and plans himself, and thus insures originality. He gives the origin of the cottage plan in Minneapolis as follows:

For the last fifteen winters I have been going to California. On my trips I saw so many pretty homes of beautiful architectural designs, which cannot be beaten, I understand, anywhere in the world, that I took photographs of them, carrying many plans in my head. The idea came to me, why not have the like of these houses here, with objection to the California house was that they spread over so much ground that they were too expensive and too difficult to heat in Minnesota. I built them here, however, so that they can be heated economically. They are mostly one-story buildings, or perhaps one and a half, with two sleeping rooms and a bedroom and a billiard room on the second floor.

Mr. Curtis also started the installment plan of paying for these cottages and he has been successful. A few hundred dol-

MODE BROS. & SAWYER,

311 Nicollet Av.

\$15000 For the property located at 219-223 1/2 Washington av. north. Lot 66x165 ft. We have several propositions, but the property is not yet sold. Will submit offers in excess of \$12,000. Here is an opportunity to get a corner piece of business property at a cheap price. The property is worthy of a better improvement and can be made to pay a high rate of interest if properly handled. Make inquiry at once.

\$15000 Lot 7, block 57, town known as 307-9 Washington av. N. Here is a fine property 66x165 ft. in every way desirable for future improvement.

We wish to make sale of both the above pieces of property at once. No offers less than \$12,000 will be submitted. At the price above mentioned, they ought to be a snap. Investigate at once.

No sufficiently attractive proposition has thus far been made on the Window and Loring Buildings. The owners will proceed at once to rebuild the property unless a sale is made. The walls and foundation of these buildings are almost intact, and the buildings can be put in first class order at a moderate expense. Now is the time to buy them. If they are remodeled they will not be for sale. Let us have another proposition from some one at once. Remember, the dimensions of the property are 66x165 feet. Contracts will be let early next week for the remodeling of the property. This is absolutely the last chance for a purchaser.

Building Notes.

The Improvement Bulletin reports the following building notes:

Charles E. Sedgwick, architect, has started on a four month' vacation and business tour in the east. He will figure in competition with eastern architects for drawing the plans for a large hospital in New York. He will also submit plans for a large building at Cortland, N. Y. Upon the completion of the business he will go to the seashore for two or three months.

The Good Templar societies of the state have a proposition to erect several buildings in different parts of the city to be used exclusively for their work. Anders A. Anderson has charge of the plans. It is understood there will be expended for building and equipments \$60,000.

W. W. Eastman, It is understood, will erect a large building on upper Nicollet island for manufacturing purposes.

J. & E. C. Haley, architects, are preparing plans for a frame residence to be erected by C. C. Johnson on Humboldt near Twenty-sixth street. It will be 30x24, two stories, attic and basement, hardwood interior finish. Cost, \$5,500.

E. J. Hodgson, architect, has plans for a brick store and flat to be erected for George W. Bush at 100-102 Western avenue. It will be 20x26, two stories and basement, pressed brick, cut stone and plate glass front, galvanized iron work. Cost, \$5,000.

Everest P. Hagstrom secured the general contract to erect A. Nordstrom's residence at 1401 Fremont avenue N. It will be 30x50, two stories, attic and basement, frame, hardwood interior finish. Cost, \$7,000.

S. J. Bowler has secured the preparing plans for a double residence for Otto Wittor. It will be 37x54, two stories, attic and basement, pressed brick veneered, hardwood floors. Cost, \$6,000.

E. G. Walton has sold also lots on Lyndale avenue and Twenty-ninth street to Bruer Bros. & Keneff, of Milwaukee, Wis. They will begin work immediately erecting a large frame residence on the land, and it will be fully equipped to do interior finishing work.

I. P. Keiser, 2727 Polk street NE, will have begun immediately on his brick-veneered flat at 2201 Central avenue. It will be 30x28, two stories and basement, modern throughout. Harry W. Jones, architect, cost, \$7,000.

J. & W. A. Elliott secured the general contract to erect E. P. Hayward's modern frame residence at Girard avenue and Twenty-sixth street. L. A. Lamoreaux, architect.

W. S. Hunt, architect, has plans for a residence to be erected on Third avenue S. near Thirty-seventh street, for W. H. Barber. It will be 28x30, two stories, and will contain eight rooms, including bath. Cost, \$2,000.

R. McMillan & Co. secured the general contract for interior improvements and repairs to the brick building, 314 1/2 Nicollet avenue, for George Sawyer, Cost, \$1,500.

S. A. Fawcett, 2544 Park avenue, will begin work immediately on a frame residence at 2707 Harriet avenue. It will be 32x20, two stories, modern. Cost, \$5,000.

Charles P. Haglin secured the general contract to erect the S. T. McKnight building on Hennepin avenue, above Sixth street. Charles S. Sedgwick, architect.

Henry Parsons has the general contract and has the roof nearly up for a modern frame residence at 223 First avenue S. for C. S. Jackson. Cost, \$3,000.

A. J. Anderson has begun work on a modern frame residence at 2711 Girard avenue N. for Frank O'Hara. It will be 28x26, two story. Cost, \$3,000.

W. F. Doeltz has the general contract to erect a frame residence at 3212 Park avenue, for James P. Hurd, modern, 28x24. Cost, \$5,000.

E. L. Carpenter is considering erecting a lake residence at Orono, Lake Minnetonka. Plans are not prepared yet.

High Prices to Blame.

W. J. Bishopp, one of the founders of Kenwood, who has built many homes for sale in that district, says that the high price of material and labor has much to do with scarcity of houses. The class of houses which he builds are of six and nine rooms and cost high as \$10,000. The people are calling for small, modern houses, but he says it is almost impossible to build a six-room modern house for less than \$5,000.

The David C. Bell Investment company has two cottages to sell on this plan under way; one at 2808 and another at 2837 Twenty-seventh avenue S. The company has built one and sold it and concluded to try the plan further. It is found that when lots are unsalable they will find a market when a well-built house is included. Twenty applicants were on hand to rent the above house before it was completed and a purchaser was found within thirty days after it was finished. About 100 moderate houses could be rented in the city at the present rate at from \$10 to \$15 per month.

Edmund G. Walton has a house at 3001 Portland avenue which will be sold on the installment plan. The terms are \$1,000 down and \$500 every six months until \$4,500 is paid, with interest. The Keith company made the plans and the house is a model of the style of installment houses which finds a ready sale in Minneapolis. The plumbing and improvements are of the very latest design. The Walton house will be sold for \$2,250 on a plan of \$100 down and \$30 a month. The bathroom and kitchen are fitted with porcelain and nickel fixtures.

T. P. Healy, J. and W. A. Elliott, H. G. Darrow and other contractors of the city have been building houses to sell for several years with a fair success, but the demand for the cheaper houses for sale and rent has not yet been met.

Week's Building Permits.

The principal building permits for the week are:

T. B. Cotton, 1111 Second street, three-story brick dwelling, \$8,000

Uriah Roraback, 1801 Dupont avenue S., two-story brick-veneered dwelling, \$5,000

I. P. Keiser, 2201 Central avenue N., two-story brick-veneered flat, \$7,000

Mrs. E. J. Pray, 1331 First avenue S., two-story brick-veneered dwelling, \$4,000

George W. Bush, 100-102 Western avenue, two-story brick store and flat, \$5,000

J. F. Danek, 1417 Fremont avenue, two-story frame dwelling, \$4,500

Sarah A. Bacon, 3240 Clinton avenue, two-story frame dwelling, \$4,500

M. A. Nordstrom, 1401 Fremont avenue N., two-story frame dwelling, \$4,500

N. W. Cook, 2438 Aldrich avenue S., two-story frame dwelling, \$4,500

W. E. Darrow, 215-217 Central avenue, improvements in brick store, \$2,000

Mary E. Clark, 2381 First avenue S., two-story frame dwelling, \$3,000

W. O. Clark, 3405 Park avenue, two-story frame dwelling, \$3,000

James P. Hurd, 3212 Park avenue, two-story frame dwelling, \$5,000

C. S. Hoffenberg, 1228 Third avenue S., two-story frame dwelling, \$2,500

J. E. Horn, 2548 Pillsbury street NE, 1 1/2-story frame dwelling, \$1,900

A. M. Parker, 2707 Harriet avenue, two-story frame dwelling, \$1,700

C. C. Crawford, 1077 Thirteenth avenue S., two-story frame dwelling, \$1,700

W. H. Lawrence, 2411 Polk street NE, one-story frame dwelling, \$1,200

Carl F. Lovendus, 322 Twenty-seventh avenue N., improvements on dwelling, \$3,000

G. Stowe, 3501 Bryant avenue, 1 1/2-story frame dwelling, \$1,500

Palace Clothing House company, 315 Nicollet avenue, improvements in store, \$2,000

Frank O'Hara, 2711 Girard avenue N., two-story frame dwelling, \$3,000

D. W. Benner, 2531 Fremont avenue S., two-story frame dwelling, \$4,000

Charles A. Strand, 2320 Ninth street S., one-story frame dwelling, \$800

E. W. Johnson, 318 Third avenue S., 1 1/2-story frame dwelling, \$800

Northwestern Casket company, 172 Madison street NE, brick blacksmithing shop, \$600

To-day's Permits.

Building permits to-day: Minneapolis Syndicate, repairs after fire, 501-507 Nicollet avenue, \$5,000

F. M. Durkin, two-story frame dwelling, 421 Walnut street SE, \$1,700

Ole Hansen, 1 1/2-story frame dwelling, 1415 Forsyth street SE, \$750

W. M. Nelson, frame barn, 2328 Eleventh avenue S., \$150

John H. Hansen, 2314 First street N., \$200

James L. Forter, one-story frame dwelling, 3228 Minnehaha avenue and Newton Cemetery Corporation, alterations, \$2,300

Luppo W. Zimmer, two-story dwelling, 2218 Kenwood boulevard, \$4,000

J. B. Burt, underpinning, 2328 First avenue S., \$50

John Frawley, repairs, 1501 Eighth street SE, \$30

Lars Oas, frame shed, 410 Twenty-first avenue S., \$100

Total, \$14,580

SOFT COAL COMBINE

It Does Not Seem to Be Making Swift Progress.

New York, July 12.—Some definite progress in the current scheme for a soft coal combine has apparently been made. It is understood that interests here of the United States Steel corporation are engineering a large underwriting syndicate in the interest of that concern. According to current reports, a general company is being arranged for a \$50,000,000 company which shall include several leading eastern coal interests. At the moment it does not appear that the statement of a general consolidation of the soft coal industry is under active negotiation. The organization of the current syndicate, however, is regarded as one step in a larger plan.

A COMPLICATED SITUATION.

"In dealing with the representatives of the power, said the aged Chinese statesman, 'I should not recommend duplicity.'"

"Not" said the rising young diplomat.

Duplicity, as it is understood, it comes from the Latin word duplex, and is appropriate in dealings between two parties; but, as there are half a dozen of them, it is necessary to treat with each. I should recommend what I might call multiplicity."

BEHIND HER BACK.

Philadelphia, Pa., July 12.—

Nell—Do you think that is all her own hair?

Belle—No; part of it is her sister's. At least I saw her sister buying some just like it.

PRIEST TO RETIRE

Much Notoriety Because He Forbade Kissing.

HE WAS PASTOR OF ST. JOSEPH'S

Mrs. Robert Seton Will Pass the Rest of His Life in Quiet at Rome.

New York, July 12.—The Right Rev. Mr. Robert Seton, the anti-kissing pastor of St. Joseph's Roman Catholic church, Jersey City, has decided to quit the pulpit before long to pass the rest of his life in Rome. Last Sunday marked the twenty-first anniversary of Mr. Seton's pastoral work.

It was on the Sunday preceding last Christmas that Mr. Seton started the young people of his congregation by declaring that spiritual duties and not frivolous play should mark the season of Advent.

"Particularly obnoxious to me," he said, "are what are called kissing parties, held by the younger element of the present day. The parties are generally for a fortnight, invariably a kiss. I am much opposed to such parties. They are not right."

Parents should see to it that their young daughters' lips are not sullied by

the careless caresses of a chance acquaintance. I will always contend that promiscuous kissing is wrong. It is not right that young men should call on young women and at parting kiss them, or that at a social gathering games should be played in which kissing is the forfeit paid. The practice is abominable.

"I warn young people against that curse—kissing parties. It is the beginning of a notorious ending. I am particularly opposed to kissing parties on New Year's Day, when both male and female kiss each other under the mistletoe."

Monsignor Seton is 62 years old. He is a prince of the Roman Catholic church, Count of Lateran, a papal order of nobility, and is fond of wearing the insignia of his office. He spent his boyhood in Westchester county, where his father settled. He was a friend of Edgar Allan Poe, who was a neighbor.

Next to his church and his country—he is a most patriotic American—his proudest boast is his ancestry. He is an indefatigable student of genealogy. A year and a half ago he published an exhaustive genealogy entitled, "The Setons in Scotland and America." The Setons were related to Rollo, Duke of Normandy, and were allied by marriage and bonds of friendship with Robert Bruce, King of Scotland. Avenalis, who afterward took the name of Stuy, which in later years became Stryton and then Seton, fought in the battle of Hastings.

Monsignor Seton's grandmother was the founder of Seton Hall college, East Orange, N. J., and of the order of Sisters of Charity in this country. She was superior of a convent in Maryland. Mother Seton is now undergoing the process of beatification, which takes fourteen years.

Geo. H. Miller,

330 Lumber Exchange

IT WILL SURPRISE YOU TO KNOW THE LOW PRICE I WILL NAME ON THAT beautiful home with lot 75x124, lawn, shade trees, etc.; all modern, with steam heat; 1804 First Avenue S. Look this up at once.

\$10000 will purchase the 12-room house, No. 1800 First Av. S.; corner lot, 75x124 1/2; fine lawn, shade trees, etc.

\$10000—the very low price for the 12-room house, all modern, combination hot air and hot water heat, corner lot, 46x120. Also has a good barn. No. 1605 Stevens av.

\$7750 only for the 10-room house in Sunny side, No. 2322 Bryant av. S. All modern, with barn; hardwood finish, floors, etc.; large lot, 85x123.

\$4000 for that 10-room all modern house with barn; two bath rooms; lot 60x125; No. 1820 Clinton Avenue.

VACANT LOTS:

\$3210 for 107 lots, 42x120 to 14-foot alley; all lay out; between 33th and 35th and Thomas and Xerxes av. N.; a fine investment; overlooking Crystal Lake.

\$2100 for 4 lots, 40x128, fronting on Park av and Columbus av, between 45th and 50th sts.

\$2200 for six lots, 40x128, east front, on Dupont av, between 34th and 35th sts.

\$850 for lot, 40x128, on Pleasant av; east front; fifth south of 26th st.

\$500 for lot 40x128, on Harriet av; west front; fifth south of 26th st.

\$2000 for lot in Sunny side, 42x124; east front; fifth lot south of 24th; fine lawn and a bargain.

\$4500 for that comfortable home of 8 rooms, W. modern, with good lawn; east front lot 40x 125, between 23d and 24th Sts., on Aldrich Av.

\$3500 only—the 8-room house with bath room, east front lot 32x128, on 24 Ave. South, between 34th and 36th Streets.

\$3500 for an 8-room house with large lot, 60x125. No. 2008 2 1/2 Street South.

\$1200 for the 6-room house with lot 20x120—No. 211 21st avenue south.

\$750 for an 8-room house, No. 714 19th avenue Northeast, with lot 37 1/2x55. Rent for \$108 per annum.

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LOOK AT

1447 West Lake Street. It is modern, 8 rooms. It has bath, furnace, to. It is worth \$2750. It can be sold for \$2250. It is a snap. Investigate.

Thompson Bros.,

101 SOUTH FOURTH ST.

On May 1 the International Labor office began its work in Basel, Switzerland.