

JOURNAL REAL ESTATE BARGAIN PAGE

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, 45x120. Also has a good barn. No. 1800 Stevens av.
- \$7750** only for the 10-room house in Sunny side, No. 2332 Bryant av S. All modern, with barn; hardwood finish, floors, etc.; large lot, 85x123.
- \$7500** is a sacrifice price for that brick veneer house with spacious lot 75x123 overlooking Steele Park, No. 1700 Fifth Ave. S.; as good as a flower garden of your own, free of cost; hardwood floors, good barn, etc.
- \$4000** for that 10-room all modern house with bath; two bath rooms; lot 50x125; No. 1820 Clinton Avenue.

VACANT LOTS:

- \$3210** for 107 lots, 42x128 to 14-foot alley; all lot, between 38th and 39th and Thomas and Xerxes av N.; a fine investment, overlooking Crystal Lake.
- \$2100** for 41 lots, 40x128, fronting on Park av and Columbus av, between 46th and 50th sts.
- \$2200** for six lots, 40x128, east front, on DuPont av, between 33rd and 34th sts.
- \$550** for lot, 40x123, on Pleasant av; east front; fifth south of 26th st.
- \$500** for lot 40x123, on Harriet av; east front; third lot south of 26th st.
- \$2000** for lot in Sunny side, 42x134; east front; Bryant Ave. S., fifth lot north of 24th; lies fine and a bargain.
- \$500** for lot, 50x172, 160 feet south of Lake st; west front; 22d av S.

J. B. TABOUR Real Estate, Loans, Insurance and Rentals. 410 First Ave. S.

Modern Houses

- \$4200**—The neatest and most convenient 8-room modern home in the 8th ward ever offered for the money—built to live in—not to rent. Hot air furnace (only used 7 tons of coal last winter). Open nickel plumbing, hardwood floors, gas. \$1700 cash will handle this. Easy terms on balance. Call me up for location.
- \$4300**—11-room modern house with barn—two lots, east front—3212 Harriet av.—will carry \$2800 on mortgage.
- \$5000**—10-room modern house, 3029 Park av. Will carry \$3000 on mortgage.

John M. Norris 708 N. Y. Life Building.

THREE SPECIALS.

- \$1600**—A business proposition, where you can purchase a 7-room house, close to Portland av. and inside 17th st., with city water, furnace and barn. Good title; good terms.
- \$650**—If sold Monday. Choice lot on Bryant av. S., inside 27th st.; city water, sewer and stone walk past. No city in the United States, like Minneapolis, can offer so good a property at so low a price.
- \$1700**—Now this is a good purchase! House containing 8 rooms and city water, good lawn, in nice neighborhood—near 4th av., car line, with fine vestibule cars—inside 27th st.

LANE & CONRAD CO., 513 Phoenix Bldg.

LAND Little Cash.

Manitoba grows more wheat per acre than any other part of America. We sell farms for what you now pay as a year's rent. Markets handy, taxes low; self-government. For small farms or large tracts call on

INTERNATIONAL LAND CO
Confederate Life Bldg., 415 Main St., Minneapolis, Minn.
Write us for maps, etc.

Marconi has a motor carriage which is equipped with a folding cylinder on top of the car and devices for the transmission of wireless telegraphic signaling.

G. W. Rathbun, 310 N. Y. LIFE BUILDING.

Do you want a home? How is this?
Eight room modern house, except heat, for **\$1800** on University av. S. E.; size of lot 33x146.

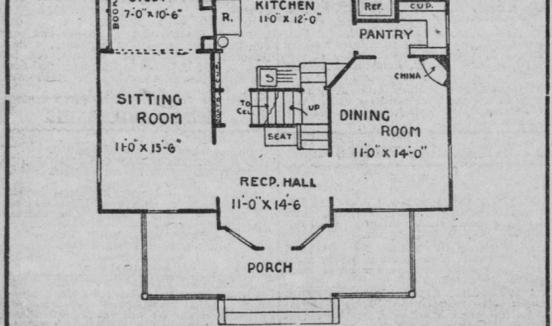
Eight room house with barn, nearly modern, for **\$2200** in same block.

Call at office for particulars.

O. D. BORTLE, 420 Temple Court. \$275

For this beautiful full lot on Colfax Ave. S., with water, trees, etc.; lies perfect; 4 feet above grade, well located. Owned by eastern party; must sell at once.

PRICE \$6,000.



Beautiful Colonial house of nine rooms just being completed—Reception hall beautifully fitted in dark green oak, Turkish red walls, quaint screens and odd appearing staircase, large double library with Philadelphia brick mantel built for andirons. Very handsome dining room in black oak with dark blue fleish colored walls and ceiling. Kitchen in oak, polished floors throughout first floor. Handsome outside doors. Full basement ready for the hot water heating plant you can choose for yourself. Good laundry for plumbing fixtures can be chosen by you; also the papers for the bedrooms. There are five good bedrooms with large closets. Full sized attic with easy stairs. House contains every kind of modern contrivance, clothes chute, medicine closet, linen closet, electric bells, gas piping, etc. Is east front on large lot with room for a large stable; location, Lowry Hill, one block from Hennepin Ave., on Dell Place, near Clifton Ave. Terms **\$1,000** down and \$50 a month with 6 per cent on deferred payments. Lot will be sodded, house completed and stone sidewalk laid.

Edmund G. Walton, 300 Hennepin Avenue.

COMMUNITARIAN

Compilation of Data on Co-operative Communities.

MOST OF THEM ARE SHORT LIVED

Parallel Between the Policies and Operations of These Communities and the Trusts.

From The Journal Bureau, Room 45, Post Building, Washington.

Washington, Aug. 3.—The new bulletin of the department of labor devotes some eighty pages to a most interesting compilation of data concerning co-operative communities in this country, by the Rev. Alexander Kent of Washington. Of course, the Shakers come in for the largest share of attention, as the oldest and in many respects the most notable of American societies of this class, and the Amana, the Zoar, the Harmony, the Oneida and the Rusk communities, with others almost equally well known, are treated with considerable detail. But there are also several of the later growths with which the general public is less familiar, and yet which well deserve the notice they receive in this report.

One of these is the Co-operative Association of America. The first thing about it to excite popular interest is the fact that it derives its origin from the department store. Its founder, Bradford Peck, is president of one such establishment in Lewiston, Me., and vice-president of another in Joliet, Ill., and has long cherished the notion that profit-sharing was one of the keys to success. He has conducted his Lewiston store on this principle with most encouraging results, and the time seemed to him ripe for putting his broader theories to the test. Here we have, therefore, such a combination of enthusiasm, experience, executive ability and accumulated capital as has perhaps never been found before on the basis of any new co-operative enterprise.

As already intimated, Mr. Peck has taken the department store as his model. He also found enough to give credit to the modern trust organization for suggesting methods of administration. The Co-operative Association of America, he declares, will unite as in one great world's department store every part of a material and industrial life, eliminating the wasted energies, providing employment so that all may be given work and share in the full product of this movement, which will be the "People's Trust" with education for its foundation stone.

"The People's Trust."
"It will preserve the individual self," he adds, "by destroying the demon of selfishness so apparent among those who live for personal aggrandizement. It will unite capital and labor, thus destroying present wastes in strikes and shut-outs. It will remove the hell of war existing between individual corporations and nations by creating harmony through co-operation. It will preserve the home."

In one important respect the Co-operative association and the trusts differ. The trusts pay for labor only the prevailing rates of wages, which are granted, except what is needed as capital for extending its capacity, shall be divided among the members in the ratio of their earnings. By this means the laborers will be able to buy back, in one form or another, the entire fruit of their toil, and, as the association expects to produce everything that its members wish to consume, it will be independent of the trusts and may come in time to be a powerful competitor of theirs. It is, by the way, a part of the association's plan to train its working force so that men may be shifted from one department to another as exigencies dictate, and thus, when the necessities of life shall have been supplied to all, it will be practicable to turn the productive energies to supplying some of the luxuries as well. The headquarters of the Co-operative association are in Lewiston, and its charter was granted by the state of Maine in 1890. It costs \$300 to become a member, and the applicant must execute a very plainly written business contract, but in the event of a member's withdrawal his money is to be returned to him.

At the opposite pole from this scheme is that of the Mutual Home association, which has no charter, and only such by-laws as are essential to its corporate existence. Its home is at the other end of the continent, near Puget Sound. It is the legate of a colony organized on the Bellamy plan, which claims to hold the greatest happiness of the individual is secured, not by following any fixed code of rules, but "under no restriction," and every member of the association is free "to act just as he or she pleases, at his or her own cost."

Domestic Liberty Included.

This liberty extends even to the domestic relations, in which, as in every thing else, "each a law unto himself." Such absolute freedom of action, of course, leaves the members little to quarrel over, but there have been some withdrawals. Two members left because they were disappointed in not finding the colony living in communism, the members because they did not approve of freedom in love. Families, as a rule, live separately. Two that tried living together dissolved partnership, while another pair had got along for some months at the time the report was written.

Membership can be obtained by selecting a portion of the association's land—which is held in common—and then paying a sum equal to the cost of this tract and one dollar for a certificate. An income is provided by taxation, and anyone who neglects or refuses to pay his taxes forfeits his membership. Though no money is returned to those who leave the cooperative fund if he quits the association, he is at liberty to sell his improvements, but not his membership, and of course not the land, to which he has no title. All labor is individual, or done by several members who enter into voluntary co-operation. A man may work if he chooses, and is not obliged to otherwise; the only trouble is that if he is lazy he will not find anyone willing to co-operate with him. Each person and each group manage their own business.

Mr. Kent concludes, from the study of his large group of illustrative types, that most co-operative communities are short-lived; that the democratic idea has proved a source of weakness rather than of strength; and that those in which the rank and file have the least to do with the government, and where a central authority has exercised a rather rigorous discipline, have prospered most. The comparative success of the Shakers bears out this theory. Among these people everything is ordered by a central ministry, which hands down its power rather automatically from generation to generation, the great body of the membership having

Marsh & Bartlett, Real Estate.

Business Lot—60x182, on 3d st., same block as Geo. H. Newell's grocery, eastern owners just in possession and will sell cheap to close their several interests.

\$1550—Corner, 56x165, city water, stone walk, two houses renting \$22 a month; room for another house; good rental location.

\$1250—Block of 30 lots, with barn and barn, near Minnehaha av., or block adjoining, 30 lots, \$900.

\$2000 and up—good lots 8th and 10th wards.

\$100—Per acre, near Portland, fine garden land; or \$2000 for 18 acres on Portland, see us.

\$18.50 per month for rent 131 W. 28th st.

Following up our most extraordinary success of July 20th, on which day, notwithstanding the frightful heat, we succeeded in interesting 3000 people to attend our Walton Park Auction, we shall hold another

Grand Auction Sale OF RESIDENCE LOTS AND HOUSES Monday, Aug. 12, 1901.

This sale will be held down town at **CENTURY HALL** Cor. First av. S. and Fourth st., commencing at 12 o'clock noon.

LOOK AT A FEW OF THE PIECES TO BE OFFERED

- Lot 9, Block 10**
Motor Line Addition.
This lot is 42x128 feet to a 12-foot alley, on grade, about 1 foot above the sidewalk; faces east on Grand Avenue, between Thirty-second and Thirty-third St.
- No. 9**
3030 Grand Street Northeast.
Good seven-roomed house, well rented at \$10 a month. Mortgage \$500, due Nov. 14, 1902. Any bid must be in excess of mortgage.
- No. 35**
South Side Addition.
This handsome tract of land is 96 feet on Twenty-eighth av S., by 157 feet to a 16-foot alley on Twenty-ninth st. The land lays very handsomely, about one foot above the street grade. Would make four good lots, each 39x96 feet.
- Lots 23-24, Blk. 25**
Unplatted land.
40x118 feet on Portland av., west front, between Lake and Thirty-first st. This lot lies about level with the sidewalk grade. Has sidewalk, city water and sewer in and paid for. New houses on both sides of it.
- No. 1**
No. 2
Lot 13, Block 2
Harrison Street Supplement.
45x132 feet on Polk St., between Seventeenth and Eighteenth Ave. NE.
- No. 17**
Lot 16, Block 17
Menage's Supplement.
Handsome lot, 46x182 feet, to a 14-foot alley on Quincy St. NE., between Twenty-sixth and Twenty-seventh Ave. NE.
- No. 18**
Lots 8-9-10, Block 2
Henry M. Morse's Addition to Minneapolis.
Each of these lots are 42x116 feet to a 12-foot alley; they lie on Park Ave., between Thirty-sixth and Thirty-seventh St. West front. Stone sidewalk and city water are in and paid for.
- No. 32**
Lot 12, Block 32
Fairmount Park Addition.
42x125 feet to an alley on Humboldt Ave. N. just inside of Twenty-ninth Ave. N., West front. Perfect lot.
- Lot 1-2, Block 5**
Hull's Addition.
98x122 feet corner Twenty-fifth Ave. S. and Thirty-seventh St.
- No. 30**
Unplatted land.
40x125 feet with new sidewalk in and paid for. On Twenty-fourth Ave. N. near Penn Ave. and near Crystal Lake Ave., just one block from Twentieth Ave. N. car line. Is a very handsome lot, facing the rising sun.
- Lot 8, Block 4**
Forest Heights Addition.
Lot 45x125 feet to a 14-foot alley on Twenty-fifth Ave. N. between Logan and Newton Ave.
- Lot 12, Block 1**
Concord's Subs.
This very handsome lot 50x130 feet to an alley on the crest of Lowry Hill overlooks the whole city. Waverly Place, on which it faces, is cedar blocked, curbed and guttered. City water in and paid for. Such families as Josiah Thompson, Jr., C. T. Jaffray, Judge Elliott, Judge Jamieson and L. S. Gillette own or occupy the adjoining properties.
- No. 10**
Coe & Channell's Addition.
Faces West on Girard Ave. just beyond Twenty-seventh St. The lot is 40x128 feet. City water and sidewalk in and paid for. One-half block from Hennepin Ave. car line.
- Lot 11, Block 18**
Baker's 4th Addition.
40x157 feet to a 14-foot alley on Sixth St. N., between Thirty-third and Thirty-fourth Ave. N.
- No. 28**
No. 29
Lot 11-2, Block 5
No. 30
Unplatted land.
No. 31
Lot 8, Block 4
No. 24

Edmund G. Walton 300 Hennepin Av. Full catalog of listings mailed on application.

DAVID P. JONES & CO. ONEIDA BUILDING.

- \$2400** 3105 and 3107 Nicollet av., consisting of two stores and dwelling, just put in fine condition of repair, and will yield 8 per cent net on the investment; located in growing business center, with all permanent improvements in street.
- \$1900** 636 6th av. N., large house, renting for \$26 per month; on street where all permanent improvements are in and paid for; and on car line.
- Reduced \$1100** 2919 Pillsbury av., 6 rooms, barn, city water, on lot ed to 45x155 feet to alley; just the thing for an expressman or teamster, on account of great depth of lot.
- \$1800**—2715 1st av. S., 8 rooms; have just expended a large amount of money in repairs; place in perfect condition; in fine neighborhood; on lot 50x126 ft. to alley.
- \$650**—819 Jewett Place, 6 rooms, in good condition of repair; rents for \$35 a month; very near center of city.
- \$2500**—2814 and 2816 11th av. S., 6-flat brick building, present income \$35 a month; a great investment; better figure for all cash.
- \$1300**—1142 N. Humboldt, large 8-room house, which has just been put in good condition of repair, both inside and out. There is one of the deepest and best wells in North Minneapolis on the lot. More land adjoining can be sold if wanted.
- BARGAIN OF BARGAINS** Lots in Mason's Addition—Lots 1, 2, 3 and 4, block 2, for \$150 each; and lot 5, block 1, for \$175. These lots are located one block south of Western Ave., between Penn and Newton Aves. N. These prices good if sold immediately. Reduction in former prices mean quick sale or withdrawal from market.
- \$600** lot on Pleasant Ave., between 24th and 25th Sts.; dimensions, 41x175 feet; sewer and water in street. Call the first thing if you want this lot.
- \$500**—Fine lot on Chicago av., midway between 29th and Lake streets, west front, 40x124 ft. to alley; sewer, water, gas and electric car in street; stone sidewalk.

thus almost nothing to say about who shall rule over them or how it shall be done.

Religious Basis.
The communities which have succeeded best have uniformly had a religious basis. The Harmonists and Zoarites claim, like the Shakers, to have a special inspiration and divine guidance; but when the founders of these societies passed away, and new men stepped in to take their places, the membership at large began to find fault; and, from the hour this non-acceptance of authority began, the disintegration of the communities was forecast. The Amana Society, which has kept its supernatural claims steadfastly to the front, has succeeded pretty well, thus far, in shutting out the newer ideas of the world; and by avoiding the fundamental error of the Shakers regarding celibacy, and preserving normal family relations, it has not only held its own but actually trebled its numerical strength during the last forty years.

Certain traits are observable in all American community life. The communities are marvellously free from vice and crime. Most of their members have high ideals and are disposed to live soberly and decently. Their work is done with system and cleanliness. Their farms are better tilled and improved, their stock more carefully selected and kept than those of their neighbors. Their dwellings and farm buildings are models of convenience, every effort having been made to spare labor as far as possible to both men and women. Finally, the members have not only accumulated more property per

CHRONIC DEADLOCK 2,000 Ballots Taken in an Iowa Legislative Convention.

Special to The Journal.
Spirit Lake, Iowa, Aug. 3.—The republican representative convention for the district comprising Osceola, Dickinson and Emmet counties, reconvened in this city yesterday, after an adjournment of two weeks. Each county has a candidate, and over 2,000 ballots have been taken without a single change in the vote, each county casting its full vote for its own candidate. Neither candidate shows any disposition to give way, and the deadlock promises to remain indefinitely. The candidates are, Locke of Osceola, Myers of Dickinson and Robinson of Emmet county.

Pleasant Park Addition

Nicollet Av to Pleasant Av and 44th to 46th Sts.
Pleasant Park is finest moderate-priced residence property in city—Pleasant Park is the coming property—Pleasant Park is right in the line of future growth and improvement—Pleasant Park lots will double in value within a year—Pleasant Park is an ideal home location—Pleasant Park is on the popular Nicollet car line—Pleasant Park is convenient to two ward schools. We have about 200 lots in Pleasant Park, and to start the ball rolling will sell 50 lots at only

\$95 Each

Terms—\$25 cash and \$10 per month without interest. Only 50 lots will be sold at \$95, after which the price will be advanced to \$200 each. No expense for looking up title, as the title to each lot is insured by the Minnesota Title Insurance & Trust Company. Abstract of title with each lot. A Pleasant Park lot at \$95 means double your money by next Spring. Get plat at our office.

THOMPSON BROS. 101 South Fourth St

MUST BE SOLD AT ONCE

We have had placed in our hands for immediate sale lots in Pierce street re-arrangement, East Side Addition, Lincoln Street Supplement, Menage's Supplement to East Side, Lennon & Newell's R. A. Davidson's Second, Elwell's, Elwell's Third, Fair Grounds, Polk Street Subdivision, C. G. Morrison's, and Menage's Fifth.

W. A. BARNES & CO. Real Estate, Loans, Insurance and Rentals, 300-302 Nicollet

NEW MAN FOR HURON

Prof. William H. Powers Engaged for English Department.
Special to The Journal.
Huron, S. D., Aug. 3.—President H. C. French, of Huron college, announces the engagement of Prof. William H. Powers, to take charge of the English department of the college at the opening in September. Prof. Powers was graduated from the Ohio Normal University, and Miami University and attended Harvard for a year in post-graduate work.

A short time since President French received word that the New York Evangelist would print a special edition in the interests of Huron college, if the faculty so desired and would provide articles and cuts. The proposition was accepted, and the edition will appear on Oct. 11. Among those who will contribute are Governor Herried who will write of the possibilities of South Dakota; Rev. E. H. Grant, of Huron, will write of the early history of this city; Dr. H. P. Carson, of Scotland, S. D., of Home Missions in the State; Dr. John P. Williamson, of his work among the Indians; Doane Robinson, of the early history.

You Sell Real Estate
If you advertise in the Journal

\$7750
We offer for sale for short time a large, modern, double tenement, Nos. 505 and 507 8th st S
This property produces 9 per cent net on the purchase price.
A Great Bargain.
Call and see us for full particulars.
DAVID P. JONES & CO.
ONEIDA BUILDING.