SEASON'S BEST REALITY BARGAINS

Realty in Minneapolis

The opinions of real estate men as to the good or bad effect of selling real estate at auction do not agree. Many are enthusiastic over the plan and others hold honest doubts as to the results.

D. W. Lane, a man of long experience, has given the matter considerable thought. He says:

My opinion is that the sale of property at auction in Minneapolis at the present time, when values are at the lowest point, tends to have a depressing effect on prices. I do not believe the condition of our real estate market at the present time is right for such proceedings. The sale of property at auction in cities of this country, as I understand it, has never been a success, except, perhaps, in one, and that is New York city, and why there? Simply because there are worlds of money for investment, and when property is offered at auction there it brings a fair price because there are a great many buyers and more money and cheaper money than in any other city in the land. I think if we are to try to pattern after New York city in the real estate auction business, we had better pass it up for a while until our city is larger and the condition of the market is different than at the present time. I do not believe we can force the real estate market or create a demand in that way.

Minneapolis real estate values at the present time are low, but I believe we are going to increase gradually along good sound business lines. I consider that the auction sale of real estate in this city, if it is intended to boom the price or create a demand, will, instead, have the opposite effect.

It makes no difference what the commodity is, real estate, merchandise, wheat, corn, etc., you cannot force the price up by throwing it on the market at auction when you have ten sellers to one buyer. In other words, the conditions are not right at the present time, and I don't believe the auction ever can be made a success in a city of our size.

A. E. Zonne, of the J. F. Conklin & Zonne company, consummated this week the most important real estate deal of the summer. It was the purchase of the two half blocks of vacant property at Eighth avenue S and Washington adjoining the tracks of the Milwaukee road. Mr. Zonne has worked patiently on the details for nearly a year and is worthy of much credit in that he has successfully engineered the deal although the purchases were made from divers estates and interests and the difficulties presented seemed at times insurmountable. The deeds which have been placed on record this week show that at least $150,000 was involved.

At the present time the purpose of the deal is a mystery. Additional trackage and warehouse room for the Milwaukee is suggested as also that some big firms wish to follow the lead of the implement companies and put up warehouse buildings on the site. It is certain, however, that the transfers will have an appreciable effect on the surrounding vacant property.

Edwin A. Thayer, of Thayer & Gale in the New York Life building, notes a change of heart among eastern moneyed men who visit in the west. For some time farm mortgages have been sought by this class of capital, while city loans were at a discount, the change noted is a return to city loan investment. Said Mr. Thayer: "City values have been low and are bound to increase while farm land is at the top notch. William Smith, assistant treasurer of the Springfield, Vt., Savings bank, which we represent, has just been here and directed that in the future loans be made principally on city property. Our firm represents the Jamaica Savings bank of Vermont and the Bellows Falls Savings institution of the same state. We have been in correspondence with these and other eastern clients regarding some changes in their investment from farm to city loans. I think values in their real estate holdings here are lower than in other cities of like size, in which they make investment and they feel that prices are sure to advance." Unlike some of the eastern life insurance and investment institutions which are represented in the city, Thayer & Gale's clients have not taken their Minneapolis holdings out of the market. In many cases financial institutions have cut off sale entirely and will hold for the advance which is expected on good and accessible property.

The Millers' and Manufacturers' Insurance company made an important purchase of real estate this week from H. Gilbert Robbinson, a non-resident. The price was $10,000. Technically described the property is lot 14, block 2, Eastman's addition to Nicollet Island. Upon this lot which lies to the south of Bridge street between Wilder street and the steel arch bridge stands a four-story and basement brick building.

The building is of 22x100 feet, of solid construction suitable for warehouse or manufacturing purposes. It would not be surprising if the side tracks of the Great Northern road on Main street were to cross the channel and Nicollet island. This would give an impetus to the lower end of the island which has struggled along without trackage and would be the means of establishing solid manufacturing plants there to a considerable number.

The principal building permits of the week are as follows:

E. B. Hayford, 2436 Girard avenue S, 2-story frame dwelling	$8,000
Henry Ingham, 2002 Aldrich avenue S, 2-story frame dwelling	6,000
William Leary, 2009 Columbus avenue, 2-story frame flat	5,500
J. E. Meyers, 2640 Fremont avenue S, 2-story frame dwelling	4,000
Charles Malmsted & Co., 329 Nicollet avenue, improvements in brick store	4,000
Henry A. McClatchie, 2109 Humboldt avenue, 2-story frame dwelling	3,600
Fred Anderson, 2810 Bryant avenue S, 2-story frame dwelling	3,000
W. G. Cutler, 3024 Clinton avenue, 2-story frame dwelling	2,800
Frank A. McBoyd, 3336 Irving avenue S, 2-story frame dwelling	2,750
L. M. Hill, 2641 Pleasant avenue, 2-story frame dwelling	2,500
Board of Education, Sixth street, near Eighth avenue S, 1-story brick building	2,500
G. E. Appleby, 4042 Lake Harriet boulevard, 1-story frame cottage	2,000
M. B. Bryant, 520 Thirteenth avenue SE, 2-story frame dwelling	1,800
Fred Anderson, 2812 Bryant avenue S, 1½-story frame dwelling	1,800
Yale Realty company, 3336 Third avenue S, 1½-story frame dwelling	1,750
Wisconsin Syndicate, 80 Linden avenue, 2-stroy frame dwelling	1,550
Washburn-Crosby company, First street near Sixth avenue S, fireproof shed	1,400
Wisconsin Syndicate, 86 Linden avenue, 2-story frame dwelling	1,350
Louise Booth, 3005 W. Forty-third street, frame addition to dwelling	1,200
L. D. Seward, 3302 Park avenue, foundation to dwelling	1,000
Housekeeper Corporation, 803 Fourth street S, interior improvements	1,000
Andrew Zelenak, 1303 Fourth street NE, 1½-story frame dwelling	740
William Huefle, 3127 Russell avenue N, 1½-story frame dwelling	600
F. F. Kinkel, 3115 Sheridan avenue N, 1½-story frame dwelling	500
Frank Porte, 4804 Upton avenue S, 1½-story frame dwelling	500
J. F. Futcher, 2701 Newton avenue N, 1½-story frame dwelling	500
John W. Perkins, 429 Fourteenth avenue SE, 1-story frame store	450

The building permits for yesterday were:

E. G. Walton, alterations, 108 Third street S	$120
Fred Discher, frame chicken coop, 2633 Twenty-ninth avenue S	15
Horace Archer, 2-story frame dwelling, 3516 Lyndale avenue S	1,600
Eldridge G. Clough, 2-story frame dwelling, 513 Ninth avenue SE	4,000
George J. Sherer, frame addition, 2716 Oakland avenue	300
J. E. Green, 2-story brick store, 1101 Twenty-sixth avenue N	3,500
S. H. Baxter, repairs, 1447 W Lake street	250
Patrick Walsh, 1-story frame dwelling, 5147 Camden avenue	150
John G. Newkirk, 1-story frame dwelling, 1020 Twenty-ninth avenue NE	600
Total	
Total	10,535

The Improvement Bulletin, Lumber Exchange, makes mention in this week's issue of the following interesting building notes:

Carl F. Struck, architect, has plans for the erection of a building on Fifth street S and Tenth avenue, for the Hornung Dye Works. It will be 44x132, three stories and basement, brick and cut stone, mill construction interior. Cost, $10,000.

Fred Anderson has begun work on a frame cottage at 2812 Bryant avenue S. It will be 28x28, modern throughout. Cost, $2,000. He is also erecting a residence at 2810 Bryant avenue S. It will be 28x33, two stories. Cost, $3,000.

E. S. Stebbins, architect, has plans for a building to be erected at Sixth street and Eighth avenue S, on the Washington school grounds, for the board of education. It will be 42x62, one story, pressed brick, cut stone, hardwood interior finish. Work has been begun on excavating. Cost, $3,000.

F. B. and L. L. Long, architects, have plans for a residence to be erected for E. G. Fowler, on Pillsbury avenue, near Twenty-fourth street. It will be 28x41, two stories, frame. Cost, $3,000.

Henry Ingham has begun work on a frame residence at 2002 Aldrich avenue S for L. L. Dodge. It will be 33x40, two stories. Cost, $6,000.

Carl F. Struck, architect, has plans for the improvements, alterations and general interior rearrangements in the store at 329 Nicollet avenue, which will be occupied by Malmsted & Co. Cost, $4,000.

William Leary, 1818 Sixteenth avenue S, has let the carpenter work to Mr. Bergstrom for a frame flat which he will erect at 2009 Columbus avenue. It will be 30x43. Cost, $6,000.

J. & W. A. Elliot secured the general contract to erect E. B. Hayford's residence at 2436 Girard avenue S. It will be 32x46 feet, two stories. L. A. Lamoreaux, architect. Cost, $8,000.

B. Kevenhoerster secured the general contract to erect two 24x42 modern frame residences at 80 and 86 Linden avenue for the Wisconsin Syndicate. Cost $3,000.

I. H. Edmonds, 2119 Girard avenue S, has begun work for a frame residence at 2641 Pleasant avenue for L. M. Hill. It will be 26x28, two stories, attic and basement. Cost, $3,000.

West Webster will begin soon on the erection of a residence at 3024 Columbus avenue for W. G. Cutler. It will be 26x33, two stories. Cost, $3,000.

The Asbury hospital committee has decided to defer letting the contract for erecting the superstructure of the new building until after Jan. 1. E. P. Overmire, architect.

F. T. Merriman secured the contract to erect Frank McA. Boyd's modern frame residence at 3336 Irving avenue S. Charles R. Aldrich, architect. Cost, $3,000.

M. B. Bryant of Monticello, Minn., has begun work on a frame residence at 520 Thirteenth avenue SE. It will be 28x44, two stories, modern. Cost, $2,000.

F. B. & L. L. Long, architects, have plans for improvements and alterations in the brick residence of Mrs. W. S. Judd, on Fifth street and Sixth avenue S.

E. J. Davis secured the general contract to erect J. E. Meyers' frame residence at 2640 Fremont avenue S. Wm. Kenyon, architect. Cost, $4,000.

W. H. Haight secured the general contract to erect Mrs. G. E. Appleby's modern frame cottage at 4042 Harriet boulevard. Cost, $2,500.

The Journal's Daily Puzzle

FIND THE TWO WOLVES.

NEW OFFICE BLDG.

L. S. Gillette Has a Ten-Story Structure in Mind.

COR. THIRD ST. AND FIRST AV. N.

Idea Is to Give Merchandise Brokers a Fine Home of Their Own.

Lewis S. Gillette, formerly northwestern manager of the American Bridge company, has been negotiating with different merchandise brokers in the city for the use of office room in an eight or ten-story building which he considers erecting on the lot at Third street and First avenue N, which he purchased some two months ago from A. A. Crane. The idea is to concentrate this business in the new building. The lot is in the center of the wholesale and brokerage district and at present is occupied by a laundry. The new building will be of fireproof material and will cost not less than $150,000. It is understood that delay in the consummation of the plan is caused by the fact that out of the 200 or more brokers who have been communicated with, the majority of those who will take quarters wish to be on either the first or second floors.

The plan of Mr. Gillette is received with much enthusiasm by the men who are directly interested in the concentration of the business in a single building. One of the prominent brokers said:

The building proposed by Mr. Gillette is a decided necessity in this city and his building proposition should receive all possible encouragement. Minneapolis is the only large city in the country which does not have such a building. St. Paul is better off than we are, having the Drake block in which the brokerage interests are concentrated. I regard the site for this proposed structure as an ideal one It is central to all of the wholesale houses, and anyone who is acquainted with Mr. Gillette knows that he will provide us with a substantial building and one that will be a credit to the city and to our business. The fact that he also has several large warehouses is an added advantage to the brokers who propose to take offices in the new building.

I have talked with a number of the local jobbers concerning the project and they are all heartily in favor of it. They think the brokerage interests have become so important it is necessary that they be concentrated at one point, and they feel that it would be a decided convenience to their firms if the building were built.

ED. BROMLEY SHOT

Result of a Neighborhood Quarrel at Mason City, Iowa.

Special to The Journal.

Mason City, Iowa, Aug. 31.—Mrs. A. G. Linhoff, wife of a contractor, killed Ed Bromley last night, shooting him with a 32-caliber revolver. This is the culmination of a neighborhood quarrel which has been aired in the justice courts for over a year. Mrs. Linhoff will claim self-defense. The dead man was a teamster.

Cottage Building at Deephaven.

It is reported that Harmon W. Ankeny and Charles S. Hale have purchased lots of the Gibson estate and will at once erect homes.

Piano Polish

At Metropolitan Music Co., 41-43 6th st S.

THE GRIMSRUD SHOE COMPANY BUILDING

Third St. and First Ave. N.

DAVID C. BELL, Prest. WALTER A. EGGLESTON, Sec. JAMES B. SUTHERLAND, Treas.

David C. Bell Investment Co. No. 111 So. Fourth St. — Call for Our New Catalog of Real Estate Bargains.

$1025 No. 2837 27th av. S., new house, city water, very large lot, 48x157; will sell on easy terms.

$750 No. 1017 Dupont av. N., 7-room house, east front lot; look it up before buying elsewhere.

$2250 No. 3410 Harriet av., new 6-room, east front, modern house, also bath, large hall and vestibule, back plastered, beam filled, piped for gas, open plumbing, furnace, large east front lot, 45x128; easy terms.

$750 No. 2810 N. 3rd St. 8-room house, renting for $8 per month. Lot is 41x88.

$670 No. 2611 E. 24th St. 7-room house. Lot 30x96 on alley.

$1250 No. 1628 S. E. 5th St. 7-room house good condition; corner lot 66x82½.

$900 No. 2429 S. 9th St. 6-room house, newly painted; renting for $10 per month. Lot is 30x100.

$325 Park av, between 35th and 36th sts; high lot; 42x123; city water.

$125 Bryant av N, between 34th and 35th avenues; fine wooded lot; 46x126.

$200 Penn av N, between 29th and 30th aves; fine lot, 42x126; city water and walk.

$300 each — Western avenue, corner Penn ave. N; double southeast front corner; 86x118; sewer, water and walks,

$175 Harriet av. between 36th and 37th sts; east front lot; 40x130.

$275 Columbus av. between 35th and 36th sts.; lot 42x124; city water and walk.

$300 Harriet av. bet. 34th and 35th sts; east front lot, 45x129; city water and walk.

$300 Pleasant av. bet. 34th and 35th sts; fine high east front lot, 45x124; city water and walk.

$75 One block from Minnehana car line. See us for location and terms.

Geo. H. Miller, 330 Lumber Exchange

Look up that Beautiful Home of A. R. Miller, 1804 First Avenue South, of 12 rooms, solid pressed brick, conveniently arranged, with large lot 75x128, large shade trees. Must be sold. Call at once.

$10000 will purchase the 12-room house, No 1800 First av S; corner lot, 75x124½; 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 1623 Stevens av.

$7500 is a sacrifice price for that brick veneer house with spacious lot 75x128 overlooking Steele Park, No. 1703 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 barn; two bath rooms; lot 50x125; No. 1820 Clinton Avenue.

$4500 for that comfortable home of 8 rooms, all modern, with good barn; east front lot 40x125, between 23d and 24th Sts., on Aldrich Ave.

$4000 for the 8-room house, No. 80 North Twelfth Street. Lot 50x100.

$3500 only for that 12-room house, No. 114 West 14th St. Lot 45x100.

$3500 only—the 8-room house with bath room, east front lot 63x128, No. 3408 2nd Av. S. Look this up at once.

$3500 for an 8-room house with large lot, 66x165. No. 2006 2½ Street South.

$1200 for the 6-room house with lot 29x130. No. 271 Twenty-first avenue south.

N. W. Homestead Locating Co. No. 122 Temple Court. — Ludw. L. Enger, Gen. Mngr.

RELIABLE CRUISERS AND LOCATERS OF

FREE GOVERNMENT LAND

IN THE NEW NORTHERN MINNESOTA COUNTRY.

USE YOUR HOMESTEAD RIGHT. { Or Buy from the Government the Most Valuable Timber Land at $2.50 Per Acre.

We furnish minute description of land and soil and reliable estimates of the amount and size of all timber and woods on every 40 acres of vacant free government land cruised. Call for particulars.

BEGINNING OF FINALS

CONSTITUTION AND COLUMBIA

They Begin Final Series to See Which Will Meet the Shamrock.

Batemans Point, R. I., Aug. 31.—After two long months of hard preliminary racing, during which each boat had defeated the other eight times, Constitution and Columbia went out to Brenton's reef lightship this morning for the first of the series of trial races to determine which shall be the defender of the America's cup against Sir Thomas Lipton's Shamrock II. Both left the harbor in the very best of condition, each crew recognizing the other's strong points and abilities. Constitution is held to be the culmination of N. G. Herreshoff's experience in yacht building and designing, and although handicapped throughout the season by mishaps and her apparent inability to find herself, she has shown herself a remarkably fast boat in light airs. Columbia may be described as a perfectly balanced racing machine, a boat well tried out, beyond the age of experiment, with a skipper and crew thoroughly acquainted with her every move.

The morning was a beautiful one for racing. The air was clear and invigorating, the sky was spotlessly blue, while from the southeast a good seven-knot breeze was blowing that gave every indication of increasing before 11:30 o'clock, the time set for the start.

After decks had been washed down, the working head sails of both yachts were sent up in stops, and at 9 o'clock the two big mainsails went aloft. On Constitution much care was taken in getting up this big piece of canvas, and it was fully half an hour before it was gotten in place. The regatta committee went down to the yacht club station about 10:30 and announced that the yachts would be sent over a fifteen-mile windward and leeward course, under the regular American cup conditions, with the time limit at five hours and a half.

SHEEPSHEAD FUTURITY

Opening of the Fall Racing in Metropolitan District.

New York, Aug. 31.—To-day was set for the formal opening of the fall racing season in the metropolitan district, and thousands of persons flocked to the Sheepshead bay course of the Coney Island Jackey Club to see the rich and classic Futurity decided. With all the conditions wellnigh perfect—a brilliant, clear day and a fast track—a record-breaking crowd was expected.

This was the fourteenth renewal of the Futurity. It is a produce stake, mares being nominated in foal. The starting fee is $250, and the association adds to the entrance and starting fees $750. The race was to be run to-day for the last time over the old Futurity course, which is 170 feet short of six furlongs. Only two fillies have won in the history of the race, Butterfly in 1894 and L'Alouette in 1897. Many think Blue Girl will make the third one to score to-day.

The favorites in to-day's race are W. C. Whitney's King Hanover, Nasturtium and Goldsmith, J. E. Madden's Blue Girl, Yankee and Gunfire and Perry Belmont's Fly Wheel. Other entries are made by John Daly, Clarence H. Mackey, S. S. Brown and James R. Keene.

Real Estate Transfers.

A. M. Harrison (trustee) to Della F. Curtis; undivided half lots 1, 2, 45, 47 and 48, amendment to Calhoun Park	$900
Paul Brown and wife to Frank D. Bovli; lot 27, block 2, Riverside Short Line addition	175
Ozora P. Sutherland and wife to John W. Pray; in section 35-118-23	4,300
Robert J. Smart and wife to George W. Olney, Jr.; insection 14-119-21	1,000
Walter A. Eggleston and wife to Alfred Olson; lot 22, block 13, Sibley addition	500
H. Gilbert Robbins to Millers and Manufacturers' Insurance company; lot 14, block 2, Eastman's addition	10,000
Caroline Fagerstrom and husband to Robert W. Mathews; lot 4; block 5; Summit Park addition	5,000
A. G. Holmdale to Willis M. Lindley and wife; lots 1 and 2, Pleasant Park addition	200
John Fleetham to Bernard Revenhoerster and wife; lot 2, block 12, Brown's subdivision	1,200
Louisa A. Gillmore to Jones-Harrison Home; lots 11 and 12, block 1, Monroe Brothers' second addition	800
William P. Wilson and wife to Walter N. Johnson; part lots 4, 5 and 6, block 13, Menage's supplement	1,500
Ralph W. Little to Martha L. Goodrich; block 2, Kenwood	1,000
Joseph C. Neumeier and wife to Arthur E. Eichhorn; lot 17, block 17, Forest Heights	800
Anna M. Willis (administratrix) to George S. Ege; lot 5, block 4, C. L. Willis' addition	800
George Summers and wife to John F. Wilcox; south half block 4, Mann's addition	450
A. T. Akeny (trustee) et al. to Ary E. Zonne; lots 27 and 28, Ankeny, Robinson & Pettit's subdivision	5,000
Christen Rasmussen and wife to John A. Swenson and Hedwig Pearson; lot 16, block 9, Smith and Howe's first addition	400
Oliver Johnson to Hiram A. Schriver; lot 22, block 7, Hancock & Rice's addition	1,550
Henry D. Nimmo (administrator) to Arthur W. Hobert; lots 8 to 13, block 86, Remington's second addition	750
Twelve minor deeds	217
Total thirty-one deeds	$36,642

Building Permits.

Eldridge G. Clough, 513 9th av SE; dwelling	$4,000
J. E. Green, 1101 26th av N; brick store	3,500
Horace Archer, 3516 Lyndale av S; dwelling	1,600

Marriage Licenses.

Robert H. Herbert and Amelia W. Bushman.
Thomas O. Williams and Alice M. Tapley.

Going Away

WALTON

Goes on Monday.

These Bargains Good Only Monday.

OFFICE, 300 HENNEPIN AVENUE.

2525 Hennepin ave., 10-roomed modern house, full basement, furnace, plumbing, polished woods and floors, mantel and grate; no mortgage; cost $6,500 to build: price before I go $3,000, lot and all; open Sunday.

3528 Nineteenth ave. S.; pretty seven-roomed house, east front, cistern, well, cellar, screens and storm windows; nicely papered and painted; only $700,

$400—38¼x260 feet on Hennepin ave., running through to Holmes ave., between 35th and 36th st. This lot is very handsome; has city water and sidewalk in and paid for; perfect title.

$225—40x130 feet on 23d ave. NE., between Jackson and Central ave.; a beautiful lot away below value.

$1500—Three stores; 3 flats, brick, lot 60x157; stores rent for $8.00; flats for $5.00; total, $39.00 a month; clear of incumbrance; Nos. 2010, 2012, 2014 24th ave. S.

DAVID P. JONES & CO.

ONEIDA BUILDING.

$12000 In Sunnyside, a handsome new 12-room house; thoroughly modern; conveniently arranged, artistically finished and decorated; on lot 75x135 feet.

On Lowry Hill Two very fine, thoroughly modern, new houses, with excellent view of the city and on large lot; one may be sold for **$16000** and the other for **$20000.**

$18000 On Stevens avenue, a large, thoroughly modern, recently built, handsome residence.

$2500 3118 Grand ave. S., constructed in 2 flats, and brings in $25 a month; modern, in fine condition of repair, with barn, and on large lot.

$1250 1127 Dupont ave. N., 8-room house, in good condition of repair, on large lot; brings in an income of $15 a month.

$1200 2914 Aldrich ave S., 7-room house on large lot, in good neighborhood.

$7750 505 and 507 Eighth st. S., good inside property, in excellent neighborhood, on large lot; yields 9 per cent net on the purchase price.

$1350 325 Monroe st. NE., large frame building, always occupied, renting for $17 a month.

$1300 1142 HumboldtN. ave large 8-room hoinuse, good condition of repair; one of the best wells in the city on the premises.

$500 Fine lot on Chicago ave., midway between 29th and Lake, west front, lot 40x124 feet to alley; sewer, water, gas and electric car in street; stone sidewalk.

$1500 2834 1st ave. S., 8 room house, with barn; cistern; lot 45x127 ft. to alley; east front; sewer, water and sidewalk in street.

$2750 W. ½ of lot 4, block 3, Lakeview Add., running through from Kenwood Parkway to Mt. Curve av., between Waverly Place and Morgan av., 50 frontage on both Kenwood and Mt. Curve, and 391 ft. deep.

$150 Each, extraordinary price for lots 1, 2, 3 and 4, block 2; and lot 5, block 1, Mason's Add., located one block east of Western av., between Penn and Newton.

$200 For lot 8, block 7, Williams' Add., beautiful lot, facing east on 15th av. S., between 31st and 32nd st—sewer and water in street.

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

2707 COLFAX AV S, two-story frame dwelling of eight rooms, city water, cellar, screens and storm sash; nice lawn; gas in street; rents $15; owner is anxious to dispose of this property; would submit offer of $2,000.

2510 4TH ST N, two-story frame dwelling, with stone basement, of 12 rooms, suitable for three families; rents $17 a month; has well, cistern, cesspool, city water in street, screens and storm sash. This property procured by eastern party on foreclosure of mortgage; cost of property to owner, $2,500; would submit offer for same of $1,600; part cash, part time at 5 per cent.

226 E 27TH ST, modern house, eight rooms, facing south; halls, pantry, bathroom, mantels, grates, gas, electric bells; all in nice condition; also good woodshed and barn; price $2,900; might squeeze this price a little.

212 22D AV S, 1½-story frame dwelling of six rooms, cellar, well, large yard, fenced; rents $12 a month; $1,000 offer might take it.

LOT 11, block 12, Fairmount, Colfax av N, near 26th av; price $300.

LOT 17, block 7, Wilson rearrangement, on Monroe st, near 23d av NE; price $350; must be sold.

SUPERB HOME At KENWOOD THE BEAUTIFUL.

8 room, new modern house, hardwood finish, hardwood floors, stone walk, stone steps, etc., large lot 50x150, and the low price of **$5500**, and better still, easy terms, $1,000 down, with liberal terms for balance. That is better than renting. Secure your own home. Call at once.

GEO. H. MILLER, 330 Lumber Exchange.

Paul Beuhler

456 Temple Court

$2250—For that nice new 10-room red pressed brick house, arranged for 2 families; has elegant, nice, large barn; lot 66x189 to alley, near 18th ave NE, on Grand St. No doubt big bargain.

$1200—8-room house, city water, large lot, 8th st, inside 17th ave S; owner is bound to sell.

$950—Takes that nice 7-room house, good cellar, cistern, city water and large wood sheds; nice lot; on Bassett place; walking distance.

$2600—New, partly modern house, Southeast; owner bound to sell. Come and get a bargain.

$2000—Takes 8-room almost modern house with big lot on E 27th st. This is near Park av and a big bargain. Never will be offered again.

$1700—2 good 8-room houses, Emerson av N; just taken on $2,800 mortgage, but mortgagee says sell for $1,700. Here is a snap. Come and get it early Monday morning.

$1350—Takes good 6-room house and fine, large lot on Lake st, close to Bloomington av car; just taken on $2,000 mortgage.

1050—Only, for good 7-room house, E 25th st, near 12th av S; hardwood floors in kitchen and dining-room; good mantel and grate; screens and storm windows; in fine repair; no doubt a big bargain.

$2000—Takes 8-room house, 5th av N; walking distance to business; partly modern.

$1650—Takes good 8-room house and barn; city water and wet sink; screens and storm windows; Pleasant av, inside 35th st; come in and see me about it.

$1850—Fine 8-room house on two lots on Cedar av, inside 32d st.

$1000—Takes well built 6-room house and summer kitchen and good well; lot 50x153 to alley; Hiawatha av, inside 32d st S; snap.

$550 Here is a sweet little home of 5 rooms and large buttery, cellar and cistern; good big lot; nice shade trees; in first-class repair; location south.

$1050—Takes fine 7-room house and barn, 29th st, between Pillsbury and Pleasant.

$1550—Takes good 8-room house, city water, wet sink, all new; rented for $18 per month; inside of 29th st and 15th av S; don't miss this big bargain.

Jaeger & Torelle

310 BANK OF COMMERCE.

Price only $5000
Rent per year $960
Frontage 185 Feet

In Southeast Minneapolis near the University. We offer it for $5000—improved property in good condition renting at $960 a year.

A. D. EADS 419 Guaranty Building.

After 6 p. m. call at 1935 Hillside Ave.—20th and Hen. car to 25th and Penn.

$250 Up—Silver lake lots. Take Emerson car to 32d, look and call and see me; 100 lots in this locality.

$500—Fremont av N, near 24th. Make offer.

$1,400—House. Monthly payments.

$1,500—Good home, north; city water, gas trees.

$1,600—Good, new home, north; water, gas, trees.

$1,650—James av N, near Crystal Lake av.

$2,000—Nice home and large lot, near Cedar and 32d st. Don't buy till you see it.

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$6750

No. 2636 and No. 2725 Humbolt Avenue South,

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