

Real Estate Is Getting Ready to Jump.

Moore Bros. & Sawyer

No. 11 Nicollet Avenue.

A FEW SPECIAL BARGAINS

\$2800 Will purchase ten-room house, modern except heat, located at 1005 13th av. S. lot 44x130. House supplied with city water, gas and sewer connections. Should rent for \$28 or \$30 per month. Stone sidewalk around the house, and property is in many other ways attractive. It has sufficient barn to accommodate three horses.

\$10000 Southeastly hundred feet of lots 7, 8 and 9, Mattison's Third Addition. Located on the corner of 9th st. and 6th av. S., making the lot 100x165, improved by a large old fashioned house, renting for \$25 per month. This is an excellent location for prospective business corner. Look it over and come in for further particulars.

\$2800 A drop from \$4,500. This property was held at the latter figure a short time ago, but is offered now at \$2,800. It consists of a vacant lot having a frontage of 44 feet on Cedar avenue, and 55 feet on Eighth street. Also improved lots in the rear, with one small house fronting on Minnehaha avenue and a double house fronting on Eighth street. The owner is getting \$408 per year rent. These figures show up well on a prospective investment. Come in for further particulars.

WHY DO YOU NOT bid on that brick veneered row, which we have advertised several times, located on 13th avenue and 23d street. This is a corner lot with 100 feet frontage on 13th avenue and 78 feet frontage on 23d street. Improved with buildings, the total rental of which should be from \$60 to \$78 per month. If this property is handled in the right way, it should produce a large permanent income.

\$3500 for No. 3236 Park avenue. This is a first-class modern house. Hardwood finish; hardwood floors. Lot 40x118 feet. This is one of the most complete little modern houses on the avenue, and we believe no other can be bought there for the money. Come in for further particulars.

\$12000 No. 503 South 7th street. Lot 95 feet on 7th street and 165 feet on 5th avenue. Adjoining inside lot is held at \$150 per foot. This is an excellent spot for a fine flat building or a business block. It should attract the attention of an investor.

\$2000 will buy No. 2814 2nd avenue South, 8 room house, supplied with city water. House is substantially built and in very good repair. Rented at \$18 per month. The lot is 45x128 feet, East front. Lies high and fine. Come in for further particulars.

\$1000 Will buy two fine lots on Hennepin avenue, between Lake and 31st street; street improvements all in and paid for; fine location for a modern home; we believe they are cheap; you had better look at them.

We will sell at a bargain price lot 12, block 2, Boulevard Addition, located on 19th St. between Stevens and 2d Ave. S.; lot south front, dimensions 44x124. Make us an offer at once. The owner means business on this lot. We will sell to the man who gives us the highest offer within the next few days.

\$550 8 lots in Berry's First addition. Lying well and well suited for a building-spot for large residence or for several small houses.

LOT ON HARRIET AV., BETWEEN 31st and 32d Sts.

\$1500 Fine residence lot on Lake of the Isles Boulevard, between Franklin and Twenty-first st. Street improvements in.

Lots with Railway Trackage.

We have a very valuable piece of trackage land on St. Louis tracks, in center of farm implement district. If interested, call for particulars and price.

LOTS—Corner Garfield av and Twenty-ninth st, 5x115 ft.
LOTS in Elwell's third addition, Fourteenth av SE and Rollins.
3 ACRES, with Northern Pacific and St. Louis trackage, between Johnson and Division sts SE and railway. Can divide to suit purchaser.
LOTS in Regent's addition, Twenty-sixth av SE and Fourth st.

FINE SITE FOR FLAT.

\$5000 Lot, 65x105 feet, corner Vine place and W 14th st; a very desirable location for a flat building; within easy walking distance to business portion of city; one block from Nicollet av; two blocks from Central park, and near school and churches.

W. A. Barnes & Co.

Real Estate, Loans, Insurance and Rentals.
300-302 NICOLLET AVENUE.

\$300 Each

For a full-sized lot, with water and sewer in street. These lots are located at 5th Ave. S. and 28th St., one block from 4th Avenue car line, and the best BARGAIN AT THE PRICE IN THE CITY.

YALE REALTY CO

101-2 Bank of Commerce Building.

J. SCHUTT & SON

340 TEMPLE COURT.

\$1800 238-241 29th Avenue N. brick building, four flats. Annual rental \$330.00. Big snap.
\$1100 207 20th Avenue NE. 10-room dwelling. Annual rental \$108.00. Good repair. Submit offer.

SUBMIT OFFER For 307 University Ave. 7-room house, city water, lot 65x105. Will loan \$2,500.00.
\$1200 3206 19th Avenue South. 8-room dwelling. City water. Annual rental \$168.00.

MONEY ON HAND FOR REAL ESTATE LOANS.

A Rare Bargain!

A large handsome three-story 22-room Minneapolis residence built in the most substantial manner with solid brick air space walls faced with fine red pressed brick, laid in black mortar, slate roof, plate glass windows, finished in elegant hardwoods, ceilings first floor elegantly frescoed in oil, two bath rooms, five grates and mantles, conservatory, large barn, fine lawn and trees, large corner lot 165x165 feet, aristocratic neighborhood, located eight blocks from business center, improvements cost \$40,000, will be sold at a bargain and for what the land alone will bring in a few years. Property is clear. Reasonable terms.

Edwards & Brewster

802 GUARANTY LOAN BUILDING.

T. J. JANNEY, FRANK P. NICOLL,

103 Phoenix Bldg.

REAL ESTATE,

\$5500 A fine nine-room all-modern house, well built and arranged in good condition. This house is within 10 minutes' walk of the business center and in a good residence location; a good home and a good investment.

\$7500, \$8000, \$12500, \$13000, \$16000, \$18000,

All in the Lowry Hill section of that choice residence locality; there is no good in our detailing to you the merits of these houses; you know that when we say they are all right you can depend upon their being so; and if you are hunting for a home, you will better spend a little time under our guidance.

\$3500 No. 109 E 27th st; 8 rooms; city water, bathroom, gas and good barn.

\$2200 1404 13th av N; lot 78x157; with house of nine rooms and city water.

\$800 2306 Madison st NE; eight rooms.

\$1100 2500 E Franklin, eight rooms and lot 45x165, on corner.

\$1500 Girard av S, near 33d st; a good two-story 9-room house, with storm sash and screen, finished in hardwood on first floor and with a fine large barn. Exchange this for a house and lot between Cedar and Bloomington and inside Lake st.

\$1800 Corner, inside 28th st, near Portland av, with a neat and cozy cottage house of five rooms; city water, high ceilings, nice shade trees, stone walks; fenced lawn and good small barn.

\$2750 Inside 28th st on 4th av car line; nice trees and lot fenced; house of nine rooms; city water; bath, gas, furnace and full basement.

David C. Bell, Pres. Walter A. Eggleson, Sec. James B. Sutherland, Treas.

DAVID C. BELL INVESTMENT CO.

No. 111 South Fourth Street.

Ready "On or Before" 5 per cent money to loan on business and modern residence property.

\$700—No. 2126 Queen av N; neat house of five rooms, all in first-class condition; very fine well; lot 45x125; close to car line.
\$850—No. 1800 E 26th st; house of six rooms; city water; rents for \$10 per month; south-front corner lot; sewer, water and stone walk.
\$1,000—No. 312 22d av S; house of eight rooms, well built and in good condition; cellar, well, cistern, storm windows and screens; city water up and downstairs. Also chicken-house and barn. Fine, large, east-front lot, 50x172; stone walk and city water; fine trees on lot.
\$1,050—No. 3209 13th av S; house of seven rooms; cellar and cistern; rents for \$10.50 per month. Lot 35x122; shade trees.
\$850—No. 1218 Queen av N; good, well-built house of eight rooms. Lot 40x125. Look this up.

GEO. B. DARTT,

807 Phoenix Building.

\$4,000 for big investment and home combined; double brick-veneer modern house, 16 rooms, eight baths; 64 feet frontage on one of the best streets in this city; paying 10 per cent on \$6,000. Can't be beat for the price asked.

\$3,000 takes an all modern 9-room, well-built, warm house; complete with gas fixtures, shades, screens, storm sash, hardwood finish; summer kitchen; good repair; 4th st SE, near the university; can't be beat for the money.

\$2,750 takes eight-room, well built, modern except heat, full east-front lot; stone walks, good lawn; best of repair; no better neighborhood; on 3d av S, inside 25th st; owner leaving city.

WM. W. SHOTWELL,

319 New York Life Bldg.

\$8000—Beautiful thoroughly modern house of 12 rooms, near the state university, on a quarter-acre lot, with large barn.
\$4250 will buy an eight-room modern house, near 2d av S and 32d st; shade trees; summer kitchen; good repair; 4th st SE, near the university; can't be beat for the money.

\$4100 for a modern house of 11 rooms, on the best residence part of University av SE; large lot, barn, shade trees, etc.
\$3600 for an 8-room modern house on Hennepin av, near 32d st.
\$3500 buys an 8-room modern house near Garfield av and Lake st, with hot water heat, large barn, etc.
\$1200 will buy an 8-room house in Forest Heights, newly shingled, papered and painted.

\$1100 for a 4-room house, near 8th st and 13th av S. The land alone should be worth nearly this amount.
\$850 for a lot on Lake st near Irving, 45x125.
\$900 will buy lot on 7th st SE, near 5th st, 55x125.

LOTS on Holmes and Humboldt avs S, in side 38th st, at from \$250 to \$500.
SOUTHEAST building lots; large number of good sites at reasonable figures.
MONEY for good loans on improved city property; any amount; no delay.

\$1200 for a 4-room house, near 8th st and 13th av S. The land alone should be worth nearly this amount.
\$850 for a lot on Lake st near Irving, 45x125.
\$900 will buy lot on 7th st SE, near 5th st, 55x125.

LOTS on Holmes and Humboldt avs S, in side 38th st, at from \$250 to \$500.
SOUTHEAST building lots; large number of good sites at reasonable figures.
MONEY for good loans on improved city property; any amount; no delay.

L. P. & F. B. CHUTE,

Chute Block, 305 Central Ave.

TO LEASE—A fine piece of trackage on Milwaukee road in Southeast. See us about this before locating.

FOR SALE—\$1,100. A good lot on 8th St. E. L. P. & F. B. Chute, Chute Block, 305 Central Ave.

FOR SALE—Cheap, a lot on Lake St. near 11th Ave. So. L. P. & F. B. Chute, Chute Block, 305 Central Ave.

FOR SALE—For \$1,200. Good house and lot on 27th Ave. N. E. near Monroe.

FOR SALE—All kind of good property, residence, business, manufacturing.

L. P. & F. B. CHUTE, Chute Block, 305 Central Ave.

\$2500

For a quick cash sale, takes 100x130 on Irving Avenue, Between Mt. Curve and Douglas. This price is about one-third less than is asked for equally desirable lots in this vicinity. For sale exclusively by

YALE REALTY CO

101-2 Bank of Commerce Building.

Morrison Crittenden Co.

507

10-room House, City Water, Barn, Lovely Home. \$1700
 8-room, modern, Harriet Ave., 8th ward. \$3000
 See 20 Bargains in the Real Estate Columns Today.

"Less Work for You, Less Worry, Too." 20th Century Plan

Good for the Buyer & Seller of Real Estate

640 Acres—\$35 only per acre for as fine a stock and grain farm as there is in Lyons county, Minnesota; only one mile from railroad station, near Tracy and Marshall; 400 acres under cultivation, 85 tame hay; 25 acres broke, ready for crop, balance pasture. A full and complete set of buildings; none better in that location. Watered by running stream. Its cheap at \$40 per acre. Good reasons for selling.

\$1600—2720 2d av S, 6-room house, cellar, city water, sewer in street, gas, electric bells.
\$1325—1812 4th av N, 6 rooms, cellar, well, cistern, city water; lot 25x80.
\$1260—526 James av N; 4-room cottage, large lot, all improvements in street and paid for; terms easy.
\$750 only for 2614 38th av S, 5-room, little gem of a house.
\$1650—2617 13th av S; 8-room house, C. W.; city water in yard; stone walk and sewer in street.
\$15000—10-room brick-veneer house, all modern, with 30 lots, 11th av S and 38th st; only 21 minutes from 6th and Nicollet.
\$1900—1055 Central av, 8 rooms, house modern; lot 40x120.
\$25000 for residence in Union Park, between the Twin Cities.
\$20000 for residence near Central Park.
\$16000 for residence on Douglas av, Lowry Hill.
\$14000 for residence on Summit av, Lowry Hill.
\$1200—401 6th st N, 7-room house, cellar, cistern, city water.
\$1800—3320 Humboldt av S, 8-room house, cellar, well, cistern, city water in yard.
\$2100—3532 Columbus av, 11-room house—hardwood first floor, with gas, city water, full cellar, modern plan; electric bell and barn.
\$1600—Lot 43x119 to alley, 3040 Oakland av, 7-room house, cellar, city water.
\$2000—2513 Washington av, 8 rooms; gas, barn.

An 8th Ward Property That Will Warrant Inspection.

It is nicely arranged into two flats of 6 rooms each. Gas fixtures, gas ranges, window shades, screens and storm windows all go with the property. You can rent one flat, live in the other and get a good rate of interest on the entire investment. It is nicely located in a good neighborhood, near school, church and business center. All improvements in the street and paid for. House stands back from the street about 50 feet. Lot 46x128 to an alley.

\$2200—3173 1st av S, 16 rooms; sewer.
\$2500—Full lot in Avery's Chicago Av addition, on 10th av S, near 28th st.
\$7500 only for two double corners on University av and 22d and 5th av SE, including a dwelling of 12 rooms. This property must be closed out to settle an estate. The lots cost \$7,500 20 years ago.
\$1650—No. 1122 Fremont av N; 6-room house, cellar, city water, barn; lot 31x157.
\$450—45x128, southeast front, 32d and Colfax av S.
\$1400—109x150, corner Humboldt and 26th st.
\$1500—90x118, corner Lyndale and 26th st.
\$500—Emerson av N, between 26th and 27th.
206x200 feet trackage property, southeast; nothing better for the price in that locality; non-resident owner, who ordered it sold.
\$2500—Corner of Western and 11th st, 50x100.
\$700—Emerson av N, between 27th and 28th.
 Get my new list of real estate bargains.
 If you want a home and mean business—call. We will talk it over. We know you will be interested.

J. A. WALTERS
 N. Y. Life Building.
 Telephones—Main 476. T. C. 413.
 Established 1882.

See my large list of medium and low-priced houses. Remember, if I do not have what you want, will build or have built for you any style of house in any location in the city on easy terms.

\$5,200

A most complete and well-arranged modern house of 8 rooms and bath, furnace, laundry, with stationary tubs, sewer, gas and fixtures, mantel electric, oak and birch finish; hardwood floors, richly decorated. This property has been built less than two years, is as good as new; Sunnyside, and best surroundings. Look it up.
\$3100—Completely modern house of eight rooms and porcelain bath; hardwood floors and hardwood finish; very pretty decorations and hard to equal; so nice, neat and clean; eighth ward; good surroundings; inside 24th st and near Nicollet car line.
\$600—Lyndale av S; fine lot; inside of 26th st; good terms if necessary.
\$1700—For brick house, rented now at \$17 month; mortgagee wants to close this out.
\$600—Bryant av N, near car line; a handsome lot, fine trees, and good houses all around.
\$7000—A choice home, finely situated; 10 rooms, bath, den, and many features hardly obtainable in any residence in this city; location of the best and not far out.
\$650—Calhoun Park, east-front lot with city water, inside 32d st.
\$2200—12-room house, rented \$22 month; owner wants to close this out.

Lane & Conrad Co.

No. 513 Phoenix Building.

G. E. STOWE 805 North-western Bldg.

\$2,350—This charming new home, with its hardwood finish and floors, porcelain bath tub and marble wash bowl, closet, hot and cold water, handsomely papered and decorated, with seven rooms besides bath-room and wood house, on large, east-front corner lot, is a very low price for this week—Bryant Av. S.
\$2,700—Modern eight or nine room house, roominess, furnace, bath, etc., Sunnyside district, easy terms, snap.
\$3,000—Choice block of lots, close to street car, water, sidewalk—Bryant car line.
\$1,000 will buy a cozy little home, corner lot, rents for \$12 per month.
 Here is a fine improved farm of 240 acres, new house, large barn and granary, fine meadow, good soil, timber, near town—40 miles out, only \$17 per acre.
\$2,500—Large house, full basement, city water, 16 rooms, rents for \$28 per month.
 I have a large list of improved farms—Red River valley—that are choice, from \$16 to \$25 per acre, 160 to 640 acres each, also near Elbow Lake, North and South Dakota, at very low prices, wild and improved.
\$925 will buy a nice little cottage at Lake Harriet, near lake and street car—among the trees.

NICKELS & SMITH

311 NICOLLET AVE., Second Floor.

\$5,250—Houses, 1806 and 1807 Fourth av S, two houses and two barns; each house has nine rooms and all modern; both together rent for \$35 per month.
\$4,000—House, 3100 Ninth av S, nine rooms; all modern and in fine condition.
\$3,200 each for houses, 3027 and 3029 Chicago av; two modern, up-to-date houses.
\$1,700—House, 1810 E Twenty-second st; six rooms, full basement; city water, 32d and 33d University av NE.
\$2,250—3008 Third av S; can be arranged for two families and made to pay good return.
\$2,000—Double, Blaisdell av and Thirty-second st; rents for \$27.50 per month.
\$2,750—Portland av, corner Twenty-sixth st, 40x128.
\$2,100—Portland av, inside lots, 48x128.
\$850—Oakland av, lots 40x120.
\$4,000—Double corner on Lowry Hill, Douglas and Emerson.
\$7,500—210 feet, facing Loring park; is 150 feet deep and lies fine. Good for houses or flats.
\$600 each for houses, 3027 and 3029 Sheridan av and Forty-third st.
\$600 for 60x152, corner Vincent and 42d; southeast front.
\$350 each for two lots, 50x115, on Fortieth and Prospect Park, Third or Fourth st.
\$1,000 for 180x155, corner Vincent and Forty-first st; lies high and fine; easy terms.
\$850 for boulevard and Queen av lots.
PROSPECT PARK AND MEEKER ISLAND.
\$375 for your choice of six fine lots on Arthur av, 55x150; city water.
\$250 for your choice of lots 3, 6 and 7, block 2, Prospect Park, Third or Fourth st.
\$150 buys the best lots in Meeker Island or Prospect Park second; easy terms.

\$600 Each

Building lots on 3rd and Clinton Avenues at 27th Street.
 Sewer, water, and sidewalk in street and paid for.
 Can build you a home on one of these on easy terms.

YALE REALTY CO.

101, 102 Bank Commerce

THORPE BROS.,

Andrus Building

\$150 each. Two lots on Third Ave. S., between Thirty-eighth and Thirty-ninth. 40x130.

\$250 Lot on Garfield Ave., bet. Thirty-fourth and Thirty-fifth Sts. 45x130.

\$300 each. Five lots on Stevens Ave. and Thirty-seventh Sts. 39x130.

\$300 each. Five lots on Second Ave. S. and Thirty-seventh St. East front.

\$1150 Lot on Aldrich Ave. S., between Twenty-fourth and Twenty-fifth Sts. 45x128.

\$1500 Takes a fine east-front lot on Emerson Ave. S., between Lincoln and Franklin.

\$2100 House 723 Thirtieth Ave. SE. 7 rooms. Easy terms. Lot 40x120.

\$2000 Takes a 7-room modern cottage at Minnehaha.

\$4000 House 621 E. Nineteenth St.; thoroughly modern. Lot 50x100.

A BEAUTIFUL LAKE HOME.

Fine, large cottage, windmill and barn, over two acres of ground, mostly wooded, with large garden, plenty of small fruit. On west side of Christmas Lake; slopes beautifully to shore. The lake is within a short walk of Excelsior and is equal in beauty to any of the famous lakes of Switzerland. Can be had at a great bargain. Price, \$2,600. Owner will probably entertain offer. This is your opportunity to get a charming lake home.

David C. Bell Investment Co
 111 Fourth Street South.

C. W. WELLS,
 508 PHOENIX.

\$6,000—Fine home on Hennepin av, near 27th st; strictly modern; large lot.
\$700—Two nice lots in Fairmount park.
\$1,200 buys four lots with eight-room house, Queen av N, near Western av.
\$500—Corner 35th st and Bryant av S.
\$1,250—House five rooms; furnace; place in nice order, on University av near 36d av.
\$850—House six rooms, near Van Cleve school.
\$350—Nice lot on 1st av, near 27th st.
\$550—Fine lot, Nicollet av, near 32d st.
BARGAIN—Tenement, 33d av and 32d st N. We make easy terms when desired.