WHAT THE K. C. MEN TOLD FOLK AT HOME

They Return From Visit to Minneapolis Full of Enthusiasm and Tell the Public All About the Great Twins of the Upper Mississippi.

Kansas City real estate men appreciate good things and know how to express their appreciation. When they were about to leave the twin cities at the close of their recent visit they said many highly complimentary things about the cities and about the royal manner in which they had been entertained and now they have gone home and said there just as nice things about the twin cities and those who deal in the ground under them as they said here. But men who have helped make a great city like Kansas City could hardly fail to appreciate greatness in others. Here is their story as given to Kansas City through the Kansas City Times:

"The delegation of six members of the Kansas City Real Estate Exchange has returned from Minneapolis and St. Paul. The trip was made at the invitation of the Minneapolis real estate men, a delegation of whom recently visited this city. The exchange of visits was brought about principally for the purpose of studying real estate methods in the different cities.

"The Kansas City men who went on the northern trip are E. H. Phelps, A. A. Whipple, E. C. Cowan, W. H. Royer, D. P. Hunter and F. Wickey. They are loud in their praises of the treatment they received and declare the visit a most instructive and profitable one.

"'They treated us like princes,' said E. H. Phelps, last night. Mr. Phelps is president of the Kansas City Real Estate Exchange. 'We traveled extensively over both cities in tally-hos, automobiles and chartered street cars. They banqueted us every day, and it seems to me our whole time was made up of riding and eating. We were delightfully impressed with the appearance of the cities. Their streets are kept as clean as a floor, there are many beautiful residences and magnificent parks, which are strikingly beautiful by nature and also artificially.

"'Minneapolis has nine lakes within the city limits, which furnish a lake frontage of twelve miles. The park board controls this frontage and a system of boulevards connecting all of the lakes has been laid out. The streets are heavily shaded, the trees almost touching in the center of them, although they are wider than ours. The residence grounds are so ample and so artistically laid out that the effect is beautiful. Residence lots are platted deeper than they are here, averaging from 150 to 200 feet deep. Here we scarcely ever exceed 130 feet in depth.

Comparison of Prices.

"'A singular condition in the value of residence property exists both in Minneapolis and St. Paul. The price for the best property there ranges from $200 to $400 a front foot, while here the price has hardly reached $100. On the other hand, the poorer lots sell from $5 to $10 a front foot against $20 to $25 here. The reason for this is their ability to plat in all directions, because the river, in each case, runs through the city. In Kansas City platting of lots is limited to two directions.

"'Much of the bitter rivalry between the real estate men of the twin cities, which was so much in evidence some years ago, has been eliminated, and they are now working together to the advantage of both.

"'As a rule, we found the real estate business better systemized than in Kansas City. The Torrens system of land title transfers is in vogue in Minnesota, as it has also been adopted in several other states. This system does away with abstracts. Minneapolis real estate men will undertake the sale of no property unless they are guaranteed the exclusive agency for the same. Neither will they become agents to rent property unless they are permitted to collect the rent. This insures a uniform rate and prevents the existence of eight or ten sign boards on a piece of property, as we are accustomed to see in Kansas City.

No Curbstone Dealers.

"'They will not recognize curbstone dealers. This term is applied to men who do business without office or license and who solicit a division of the commission with a legitimate dealer. This we are sometimes forced to do in Kansas City. In those cities a man must be a member of the real estate exchange in order to transact business. No license is required of real estate men, the revenue being secured by means of special taxation. Their tax rate is consequently about double that which we pay.

"'Mortgages and loans are resorted to there for deferred payments. These will run for twelve or eighteen months before a foreclosure can be made. Here we simply give a deed of trust and the deal can be finished within thirty days. Consequently a higher rate of interest is charged there.

"'They are about two years behind Kansas City in a real estate boom. During June, July and August Kansas City has enjoyed the most active real estate market since 1887. Large investors are constantly closing up big deals amounting to $50,000, $75,000 and $100,000. They do not expect a boom of this kind in the twin cities for two years.

"'In the near future we expect to bring another delegation of real estate men to Kansas City from the sister cities. The board will be called together for the monthly real estate dinner in September and the matter will then be discussed. We may ask them to visit us during Carnival week.'"

Real Estate Transfers.

Elida E. Nelson and husband to Emily P. Campbell, n½ lot 6, block 4, $1,000.

Elmer Owen and wife to Kirby Chapman, sw¼ of se¼ of nw¼ section 18, township 119, range 24, $600.

Anna M. Wiltgen to Chauncey S. Branch, n½ lot 11, block 2, Pleasant Place addition, $925.

Helen M. Chapman to L. C. Boise, lot 6, block 2, Wolverton's addition, $450.

Walter H. Gould and wife to Daniel F. Desmond, lot 10, block 28, Second division of Remington Park, $175.

Vincent Reeves and wife to William J. Glenn, part section 18, township 29, range 24, $2,500.

David C. Bell Investment company to Lena F. Foreman, lots 11, 12 and 13, block 23, Palmer's addition, $300.

Reggoca Vettman Van Dompselaar and husband to S. F. Goodykoontz, lot 14, Eagle Bluff, $750.

Henry S. Payson et al. to Otto Hoglund, lot 24, block 4, McMillan's addition, $425.

Levi Longfellow and wife to George C. Barnes, lot 12, block 70, etc., West Minneapolis, second division, $5,000.

Melissa O. Atterbury to Donald Mitchell et al., lot 1, block 1, Layman's addition, $600.

Herman O. Frank and wife to William J. Miller, lot 15 and s½ lot 16, block 6, Oak Park addition, $3,500.

Amelia F. Taylor, executrix, to Made Pederson, lot 13, block 12, South Side addition, $150.

Nels Clausen and wife to Helen C. Quist, lot 14, block 14, Wolverton's addition, $4,500.

Michael P. Burrows and wife to Christ H. Rod, lot 7, block 11, Fairmount Park addition, $1,100.

Mary A. Briggs to Clarence R. Rogers, lot 9, block 1, Blooming Prairie addition, $1,600.

Mary E. Mann to Joseph A. Ryan et al., lots 23 and 24, block 3, Prospect Park second division, revised, $300.

Harriet Louise Young to Georgiana Segelbaum, lot 10, block 2, Lyndale avenue addition, $6,000.

Maude Hembee to Rachel Sweet, part lot 6, block 15, Menage's supplement to East Side addition, $600.

Erick August Skogsberg and wife to John A. Wadman, in section 12, township 117, range 24, $600.

Thorwald C. Wald and wife to Asbjorn A. Wing, lot 8, block 6, Meeker Island Land and Power Company's addition revised, $200.

Chauncey S. Branch to Ursula Wiltgen, lot 1, block 2, Pleasant place addition, $225.

George G. Davis, assignee, et al., to Ralph Hedemark, part lot 3, block 44, Highland Park addition, $650.

Ten minor deeds, $120.

Building Permits.

W. H. Condit, 1013 Fourth street SE, frame dwelling, $5,000.

James Eastman, 727 Jefferson street NE, frame dwelling, $1,350.

M. McVoy, St. Mary street and Eleventh avenue NE, brick dry kiln, $2,500.

James Walker, 3032 James avenue S, frame dwelling, $2,800.

Ministers, lawyers, teachers and others whose occupation gives but little exercise should use Carter's Little Liver Pills for torpid liver and biliousness. One is a dose. Try them.

If You Want to Rent

Your house, advertise it in the Journal. You'll rent it.

"Less Work for You, Less Worry, Too."

20th CENTURY PLAN

Good for the Buyer or Seller of Real Estate.

VACANT LOTS.

Nicollet and 20th st, corner, 50x106.
Ridgewood av, 50x150; also 100x126.
Lyndale and 26th, corner, 90x115.
Colfax, near Lincoln, 50x150.
Emerson, near Summit, 50x135.
Groveland, near Hennepin, 140x270.
Hennepin, corner 28th st, 74x158.
4th av S, near 33d st, 5 lots, cheap.
3d av S, near 32d st, 45x128.
5th av S, near 32d st, east front.
Humboldt, east front, near 31st st.
Chicago av, near 35th st, 49x128.
Columbus av, near 32d, 49x128; very cheap.
Colfax, between 32d and 33d, one or two, 45x128 each.
Emerson av, near 27th st, full size.
Bloomington and 35th st, corner 100x123.
Lake st, between Nicollet and Lake Calhoun, we have nice single and double corners.
Stevens, near 24th, east front, nice lot.
Harriet, between 34th and 35th, 45x128.
Franklin and Girard, corner.
Park av, near 34th st; large lot.
Bryant, near 27th st; snap.
Irving, near 27th st; 100x155; cheap.
Blaisdell, near 25th st; cheap.
Irving, corner 24th st, 140x155; fine; snap.
Dupont and 32d st, full lot.
Colfax and 33d; SE front; cheap; easy payments.
Emerson, near 31st, 3 lots cheap, if one sale.
20th av S and 34th st, 40x128.

The above lots can be sold at from $125 up, according to location and size. If you are looking for a lot in any location, and will state fully your requirements, I will make a special effort to obtain it for you, as this is my specialty and part of my 20th Century plan. Houses and lots for sale on easy payments.

$6700—Only $1,000 or more cash, balance to suit purchaser. A fully up-to-date modern house in Sunnyside district, 10 rooms, all finished in selected hard woods, planned to suit the most fastidious, with beam ceiling, full panel wainscoting, hardwood seats, window seats, large kitchen with every known convenience. Porcelain sink, and the very best of plumbing throughout. Servants' water closet, laundry trays, hot water heating plant, fronts southeast on a large lot, with good barn. Stone walks; fine lawn, with trees. This property must be seen to be appreciated.

$7200—Investment. Do you want it? Inside of 10th st, south of Nicollet av. If so, we can convince you that it's a bargain. Eastern owners say sell; their former price $10,000; lot 60x165; rented to pay for interest. Inside bargains are getting scarce; $200 a foot was considered cheap for this property in 1890; taken on mortgage; owner wants money.

$3000—New, all modern house of nine rooms; full basement, open and nickel plumbing; hardwood floors and finished down stairs; everything up-to-date, with a large lot, location near 12th av SE, Como car line, park, school and church; improvements all in street and paid for. Think of the price and let us show you this bargain.

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.

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

$3000 only, for frame house of ten rooms, hot and cold water, bathroom, water closet, cellar, gas; hot water heat, stone walk and trees in street; located near Nicollet and 32d st; about one-half cash, balance easy payments.

$2200 for three lots, 128x134, and a new double house of six rooms each; cellar, well, barn, chicken house and buggy shed; close to Lake Harriet, not far from the car line; fine lot of shade trees; on main road; this is a fine country home within a few minutes of the center of business.

$2250 only, for new seven-room house inside of 29th st, on Garfield av; it will rent for $25 a month or make you a good home. Terms easy.

$3000 only for this ten-room modern house, on 32d st, near Nicollet av; street improvements all in and paid for; No. 2418 14th av S.

$1350 only for this seven-room house; cellar, well, cistern and barn; lot 26x128; look this over, if price does not suit will submit offer; sewer, water, stone walk and trees in street; owner non-resident, wants all cash.

$3500 for an investment or a home in South Minneapolis, near the banks of the beautiful Mississippi, commanding a fine view up and down the river. A new four-room flat building now rented for $516 per year. Terms easy; investigate this proposition.

$4000—An eighth ward property that will warrant inspection; it is nicely arranged into two flats of six 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 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 street and paid for; house stands back from the street about 50 feet; lot 46x128 to an alley.

THORPE BROS

REAL ESTATE, LOANS, INSURANCE.

Andrus Building.

$1,200—House, 836 Thornton st SE, seven rooms; easy terms.
$1,200—House, 834 Thornton st SE; seven rooms.
$1,200—House, 738 Pierce st NE; seven rooms.
$1,500—House, 654 Ontario st SE; seven rooms; has a frontage on River boulevard of 175 feet and 124 on Ontario.
$1,500—House, 3624 Bloomington av, nine rooms; hardwood finish; easy terms.
$1,800—House, 3330 Humboldt av S; eight rooms; lot 40x128.
$2,000—House, 227 W 26th st; eight rooms.
$2,500—Ten-room house, 3427 Pleasant av; bath, furnace, etc.
$3,200—Thoroughly modern house, 508 W 32d; eight rooms; hardwood finish and floors; barn; lot 40x90.
$4,250—House, 3141 Hennepin; nine rooms; thoroughly modern; easy terms.
$5,000—House, 2870 Hennepin av; nine rooms; hardwood finish; bath, hot air furnace, barn, etc.; lot 42x127.
$2,800—Seven-room cottage, thoroughly modern; 1115 W 31st; lot 64x90.

PAUL BEUHLER

456 Temple Court.

$2,200 takes that elegant 12-room house, full basement, hardwood finish, fine mantel and grate, gas, electric bells, city water, fine barn; a perfect new home, facing east on Columbus av, beyond Lake st; only one block to Chicago av car. No doubt a big bargain.

$1,000 takes good, newly painted and papered eight-room house; good cellar, cistern and well; in good location, south; close in; rented for $12. Don't fail to see this. Sure to go quick. Will give easy terms.

$1,600 takes an elegant, new, 7-room house; modern except heat; best open plumbing, nice porcelain bath tub, fine marble wash bowl, best siphon closet, fine enamel sink, elegant gas fixtures; big bargain; easy walking distance to business; big investment. Will make elegant home. Will rent quick for $18 per month. Don't miss it.

$2,800 takes an elegant 9-room house, all modern except heat; full basement; fine lot, facing east on 9th av S, near Franklin.

$3,200 takes that fine, all modern-except-heat 8-room house; best open plumbing, nice porcelain bath tub, fine marble wash bowl, best siphon closet, fine enamel sink, elegant gas fixtures; lot 50 feet, facing 14th av S, inside of Franklin; 150 feet deep; elegant shade trees; stone walks. Can't be beat for a nice home.

$1,500 for that elegant 6-room house and summer kitchen; all modern except heat; best open plumbing, nice porcelain bath, tub, fine marble wash bowl, best siphon closet, fine enamel sink, elegant gas fixtures, storm windows and screens; fine shade trees. No doubt a big bargain. Don't miss it. Location: Riverside av, close in.

$1,300—Good 7-room house and summer kitchen; two woodsheds, city water in yard, good cistern, fine cellar, screens, storm windows; fine lot, between 5th and 6th sts S; close in. Rents for $14 per month. Newly papered and painted.

$2,000—Seven-room house and barn; lot, 50x150; facing Linden av N; close to that beautiful Hawthorn av park. Easy walking distance to business.

$1,350 takes that warm, well-built, 7-room house; newly papered and painted; good cellar, cistern, well, screens, storm windows; fine shade trees, stone walk, city water and sewer in street, all paid for; large lot, 40x131. House is No. 619 Harrison st NE. Look it over. Walking distance. Rents $14 per month; never vacant. Big snap; don't fail to see it.

$125—Fine lot, 44x157 to alley, facing east on University av; third lot north of 26th av NE; lies three feet above grade. This lot will be deeded free and clear for $125.

$3,500 takes good 8-room house and one good 5-room house; city water, gas and sewer connections both houses; rented $37 per month; fine large lot, facing 55 feet front on 7th st by 165 feet deep; inside of 15th av S. This is walking distance. This, no doubt, is a big bargain. Storm windows and screens complete for both houses. Property in first-class repair. Don't fail to see it.

$5,500 takes this elegant property; two stores and two 7-room flats, overlooking large lot, 55x160; good barn, total rental, $70 per month; all modern except heat; full basement. This is a good-paying property; never vacant. Location: Bloomington av, inside of 24th st.

Barnes Bros., Investment Bankers, Oneida Bldg., have unsurpassed facilities for cashing in property at short notice.

American Conservatory
Kimball Hall, 239 to 253 Wabash Ave., Chicago. The Leading School of Music and Dramatic Art in the West. Fifty eminent instructors. Teachers training dept. Many Free Advantages. Special rates to talented pupils of limited means. Fall term begins September 8, 1902. Catalogue mailed free. JOHN J. HATTSTAEDT, Director.

Not Visions—But Facts

Anybody Who Can Pay Rent Can Buy or Build

A HOME OF THEIR OWN

If you cannot find anything already built to suit you, you can have it built to order

For $7.50 PER MONTH PER $1,000

NO DOWN PAYMENTS.

THIS combination store and double flat now being built for one of our contract holders, at the corner of Eighteenth Ave. and Franklin. The opportunity is open to every one to be their own landlord. We don't tell you what we can do. We show you what we have already done.

RENTERS Call and investigate. The only co-operative company doing business in Minneapolis incorporated under the laws of the state.

CAPITALIZED FOR $50,000.

U.S. Installment Realty Co

300 KASOTA BLDG., 4th St., Cor. Hennepin Ave.

TO LEASE—100x167 feet on 9th st., between Nicollet and Hennepin av, for 100 years; location and price at office.

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.

Want Offer—Lot 3, block 1, Island Park addition, on Lake of the Isles boulevard, between Franklin av and 21st; size 48x150; lays well; street improvements in; fine residence site. Will take some trade.

$1,500—2437 Lincoln st NE, 7 rooms, cellar, cistern, cesspool, screens and storm windows; barn and sheds; all in fine shape; large grove of shade trees.

Want Offer—120 W 29th st, 8-room dwelling, cellar, cistern, storm sash and screens, stone lawn and sidewalks; pantry; situated on part of lots 9 and 10, block 2, Lindeley & Lingenfelter's addition.

Have a house and barn on Harriet av near 28th st which has recently been all fixed up inside and out; will entertain some trade.

Want Offer—Must be sold. No. 2234 22½ av S, 8-room dwelling; sewer connections, cellar, well and cistern; rents for $200 a year.

Want Offer—1714 and 1716 Portland av, 14-room dwelling, fitted for three families; location fine.

Have two fine lots on 10th av S, between E 21st and 22d sts; west front; lay on grade; 45x146 feet.

Price at Office—Lot 44x165 feet, Washington av, near 17th av.

Price at Office—No. 2317 Polk st NE, lot 58x180 feet to alley, 11 rooms, full basement, city water, cesspool, stone sidewalks, hardwood finish, bathroom, barn and carriage house; might take some trade.

Want Offer—212 22d av S, 6-room dwelling, cellar, well, gutter and curb; situated on lot 4, block 9, Hancock & Rice's subdivision.

$2,000—1830 Western av, 2-story brick store building and basement; first floor store, with flats above; located on lot 13, in block 17, in Maben, White & LeBron's addition; arranged for two stores suitable for grocery and meat market; well rented.

Price low for a lot on 3d av N, between Logan and Morgan avs N.

$18 Russell av N, $1,600; 7-room frame dwelling, city water, cellar, well and cistern, also shed, stone walks; located on lot 9, block 2, A. C. Loring's addition.

$1,200—1617 8th st S, 7-room frame dwelling, rents for $11 per month; city water and gas in street; stone sidewalk and lawn walks; large shed in rear; easy terms; located on lot 15, Auditor's subdivision No. 33; would submit less offer.

We Sell Property on Small Payments Down and Balance Monthly.

W. A. BARNES & CO.

REAL ESTATE—LOANS—INSURANCE AND RENTALS. 300-302 Nicollet Av

A QUIET TIP TO INVESTORS

Something About to Elevevate Values in Real Estate

We have many pieces of improved property at prices ranging from Four to Fifty Thousand Dollars that will pay you 10, 12 and 15 per cent on the amount you invest. Come in and let us put you in touch with these chances before the coming rise in realty values takes them out of your reach.

$900 takes a nice little 5-room home near the C., M. & St. P. shops, is in good condition and can be bought one-third cash and balance monthly payments.

A Word About Vacant Property, Too

Eleven lots on the interurban car line in Prospect Park at 30th av SE for $5,000. It is our honest opinion that these lots will sell at an advance of 50 per cent in a year from now.

$1250 for a 50x135-foot lot on Irving av, between Douglass and Mt. Curve avs; sewer, water and stone walk in the street; quite the cheapest thing left in this very select location.

72x165 east front on Pillsbury av, inside 22d st, at about a third less than prices quoted by others.

We have about 250 feet of the cheapest frontage on Hennepin av, inside 15th st; can offer you a great bargain on all or part of this as non-resident owner is very anxious to get money.

$600 takes a lot in our new Yale Realty Company's addition at 3d av S and 27th st, with water, sewer and stone walk in and paid for. These are the best lots for the money offered in the city. Several new houses erecting on lots there we have sold and with residence restriction clause in all deeds to them, you are sure of desirable surroundings. That handsome little home on Bloomington av S is still for sale at $2,800; part cash, part monthly payments.

YALE REALTY CO. 101-102 Bank of Commerce Bldg.

David C. Bell, Pres. Walter A. Eggleston, Sec'y, James B. Sutherland, Treas.

David C. Bell Investment Co

No. 111 South Fourth Street.

"On or Before" Money to Loan on Improved Real Estate at 5 Per Cent

$1100—Very fine lot, facing lake on Calhoun boulevard, between Lake and 31st sts; size 46x150; city water and walk; terms to suit; two lots if desired.

$525—Colfax av S, between 27th and 28th sts; good lot, 40x128; city water, walk and gas.

$1500—No. 1604 E Lake st; large house of 8 rooms, city water; rents for $15 per month; very large, south front lot, 53x127; stone walk; also barn; part cash, balance easy terms.

$1550—Kenwood boulevard, near Franklin; very fine, large lot, 54x145; city water, gas and walk; best bargain on the parkway.

$1150—No. 2209 E Lake st; good house of 8 rooms, newly painted; rents for $12 per month; lot 50x100; city water and walk.

$1900—No. 3102 Stevens av; house of 8 rooms, city water; also barn; fine east-front corner lot, 40x128; sewer, water, gas and stone walk.

Call for Our New Catalog of Real Estate Bargains.

WE have ten houses bringing in a total rental of $95.00 per month. Will exchange the whole number for clear vacant lots or wild land.

LOOK at the new modern house on Dupont Avenue boulevard and Forty-third Street. Will be for Sale as soon as completed.

W. R. FOWLER & CO.,
315 BANK OF COMMERCE BUILDING.

For Good Investment!

Buy Government Timber Land at $2.50 an Acre.

N. W. HOMESTEAD LOCATING CO.,
CRUISER AND LOCATOR,

General Office, 376 ROBERT STREET, ST. PAUL, MINN.

Minneapolis Office, 120 TEMPLE COURT, Cor. Hen. and Wash. Avs.

WANT ADS ON PAGES 12 and 13

FOR SALE—MISCELLANEOUS

FREE "FOR SALE" CARDS TO THOSE advertising under this head. Be sure and call for them when you leave your ad.

I BUY, SELL, EXCHANGE AND REPAIR ALL KINDS OF MUSICAL INSTRUMENTS. MAX A. KOHEN, 327 WASHINGTON AV S.

WATCHES cleaned $1, mainspring $1, warranted 1 year. Fisk's, 17 S Wash., Nic. House.

$6 FOR 10x12 WALL TENT. AM. TENT AND AWNING CO., 129 1st AV N.

HOTELS AND RESTAURANTS—WE FURnish the kitchen complete. Northwestern Stove Co., 312 Hennepin.

WOOD—Green, $1.15 to $2; dry, $1.75 to $2.75; factory wood, $2. Plymouth Lumber Co., 4 Lumber Exchange. Phone 717 J2 main.

FOR SALE—ELECTRIC LIGHTING GENerators, two four-pole, 50 kilowatt, 110 volt lighting generators; first-class condition; these machines may be inspected at the plant of the Electric Machinery Co., 14th av and Tyler st NE, Minneapolis.

WETMORE SCYTHES ARE WARRANTED. I have a full line of haying tools at right prices. J. H. Smith, 214-216 Hennepin av.

LARGE QUANTITIES OLD AND NEW lumber, doors, windows, inside finish; must be moved at once. Corner 8th st and 14th av S.

FADEAWAY FREES BEDS FROM BUGS. Druggists, dept. stores. Accept no substitute.

PIANOS—600 "CROWN" PIANOS AT HALF price. Terms cash or $8 to $10 a month. Last week pianos were shipped to seven different states. Call at once and save $125 to $175 on your piano. Foster & Waldo, 40 5th st S, corner Nicollet.

150 FEET OF FINE OAK, CHERRY TOP counters, suitable for any kind of store; also showcases, wallcases, safes, saloon and restaurant fixtures, butchers' supplies, office desks, stoves, pianos $35, organs, wagons, carriages, etc. 1027 Washington av S.

ONE COMBINATION COAL AND GAS steel range, new, $65.
One heating stove, second-hand, $12.
One gas range, second-hand, $12.
One coal range, second-hand, $12.
Incandescent gaslight goods, 25 per cent off.
Counter, with drawers, $30.
Partitions, $35.
729 Hennepin av.

5-LB JARS DAIRY BUTTER, 75c, 80c, 90c; separator, 95c, $1; cream cheese, 10c; sausage, 12½c; pure roasted Rio coffee, 10c; English breakfast tea, 25c; eggs, 16c. New Butter Store, 91 7th st S.

REPAIRING OF CARPET SWEEPERS, wringers, lawn mowers, locks, lamps, gasolene and oil stoves, heating stoves and ranges; will repair anything. General Repair Shop, 708½ 1st av S.

HEADQUARTERS OFFICE, STORE FIXtures, typewriter desks, roll top, standing, flat, tables, chairs, showcases, counters, wallcases, cash registers, coffee mills, scales, coffee urns, standard makes safes, all sizes; one large size special burglar and fireproof safe, suitable for bank or jeweler; sell cheap. 223 3d st S.

FOR SALE—ESTEY ORGAN, BUT LITTLE used; perfect order; handsome dark walnut case, unusually fine tone; cost $110; going to remove, will sell cheap for cash. 2615 Fremont av S.

FOR SALE—THREE-CHAIR BARBER OUTfit; will sell cheap for cash if taken at once. 221 1st av S.

SECOND-HAND RADIATORS AND VAULT doors in good condition. Harris Machinery Co., Minneapolis, Minn.

"KILL-EM-ALL" ROACH POWDER WILL rid your premises of roaches and water bugs. 25c and 50c packages, at all grocers and retail druggists.

STEWART HEATER, $10; STORE HEATER, $10; water front range, $10; cook, $3; reservoir cook stove, $6; snaps. 10 Western av.

FOR SALE—OAK EXTENSION DINING TAble. 2755 Hennepin av.

FOR SALE—HOUSEHOLD FURNITURE, fruit cans, etc. Call at 1108 E 18th st.

FOR SALE AT A BARGAIN—FIVE-CHAIR combination front barber case, of beautiful design. Cost $600; will take $150. F. Bahr, 49 Washington av S.

BOOKCASE, COMBINATION DESK AND case, refrigerator, gas plate, reasonable. 1529 Hawthorn av.

YOUR CHOICE—HIGH ARM NEW HOME sewing machine, $6.50; White, $5; Singer, $3. Big snaps. Elmer, 710 1st av S.

FOR SALE—A CHILD'S ROLL-TOP DESK in good condition, $2; also, a Brownie camera, with detachable view-finder, 75 cents. 2015 Stevens av.

COAL IS HIGH—SELL YOUR OLD CAST-iron range, buy a Quick-Meal steel range, save one-third of your fuel and enjoy life. If in need of a stove. C. Herbert Smith, 424 Hennepin av.

$475 IF TAKEN AT ONCE—THE FURnishings of an all-modern 10-room house in one of the best locations; easy walking distance to business; owner reserves two rooms for his own use; balance rented for $75 per month; never vacant; these goods cost over $1,000, but the owner is obliged to leave the city at once and for that reason will make this great sacrifice for quick sale; no better location for rooming-house in the city. Call 456 Temple Court.

WANTED—MISCELLANEOUS

WE BUY diamonds or trade for new; we pay cash for old gold or make into new jewelry. Jacobs Jewelry Co., 41 Washington av S.

CASH PAID for all kinds of household goods. Don't sell before getting estimates from the Town Market, 22, 24 and 26 5th st S. Tel. 1993.

CARLOADS OF HOUSEHOLD GOODS MADE up for Pacific coast points, making a big saving in freight; parties moving to the coast should not fail to consult us. The Boyd Transfer and Storage Co., 46 S 3d st.

TOP PRICES PAID for first-class second-hand household goods of all kinds. The Branch, corner of 2d av S and Washington.

WANTED—OLD FUR COATS; EXAMINE prices; buffalo coats from $5 to $50; coonskins, $5 to $15; minks, $5 to $25. J. S., 114 Washington av N.

WANTED—A SECOND-HAND BURGLAR-proof safe; weight about 3,500 lbs. George M. Young, Valley City, N. D.

"KILL-EM-ALL" ROACH POWDER WILL rid your premises of roaches and water bugs. 25c and 50c packages, at all grocers and retail druggists.

WANTED—HOT-WATER HEATER LARGE enough for eight-room house. State kind and price. L, box 149, Hawley, Minn.

NEW CLEAN warehouse; store your household goods; moderate rates. 12th st-3d av S.

WANTED—THE BEST SECOND-HAND rubber-tired baby carriage $5 will buy. Address Carrier 193, Station D.

DETECTIVE AGENCIES

BAXTER'S DETECTIVE AGENCY, 615 TEMple Court; skilled operators, reliable report or no pay; best of references; correspondence solicited. Wm. Baxter, general manager.

CLAIRVOYANTS

MRS. JACOBS, THE WELL-KNOWN clairvoyant and business medium, can be consulted daily on all affairs of life. 510 3d av S.

BOARD WANTED

WANTED—BY A YOUNG LADY, ROOM and board in private family; terms moderate; central location. 8731, Journal.

MUSICAL

VIOLINS—WE MAKE A SPECIALTY OF small violins; good outfits for $5; expert repairing. Rose & Saviers, 41-43 6th st S.

TO EXCHANGE-MISCELLANEOUS

PAINTING, PAPERHANGING, GRAINING and hardwood finishing for horse or piano; services guaranteed as represented. 8732, Journal.

ANNOUNCEMENTS

NOTICE—GREAT SUMMER CLEARING sale new and unclaimed pictures, ovals, Hays oil painting, framing pictures; deep cut prices to sell quick. Zesbaugh, 11 5th st S.

STOVE REPAIRS

REPAIRS FOR ALL STOVES. GREAT Western Stove Repair Co., 312 Hennepin av.

STORAGE

Household goods a specialty. Unequaled facilities and lowest rates. Packing by experienced men.

Boyd Transfer & Storage Co., 46 So. 3d St.

Telephone Main 656—both exchanges.

HORSES, CARRIAGES—FOR SALE

WIDMAYER & PRENDERGAST, 414 3d ST S—Horses, harness, wagons, buggies, rubber-tired runabouts and Stanhopes; new work exchanged for old; largest line in city. Telephone 2702 J3, Main.

FROST & CO.'S SALE STABLES, HEADquarters for the sale of all classes of horses. A large assortment always on hand. Part time and guarantee given. 12 2d st N.

HORSES, HORSES—A LARGE AND WELLselected stock of chunks, draft and business horses constantly on hand; also nicely educated gentlemen's roadsters, family horses, western horses and nice saddle ponies. Visit our mammoth stables before buying elsewhere. Every horse guaranteed as represented. Part time given if desired. Barrett & Zimmerman, the northwest's largest horse dealers, Midway, St. Paul, Minn.

KELLY & ZIMMERMAN, NORTH SIDE Horse Market, 1428 Washington av N—Wanted—We are always ready to buy and pay the highest cash prices for horses, buggies and harnesses.

FOR SALE—NICE BAY FAMILY OR DRIVing mare, 8 years old, weight 1,050, gentle, sound and safe for lady to drive; have no use for it; call after 6 p. m. 2410 10th av S.

FOR SALE—A SAFE AND RELIABLE FAMily horse; also a phaeton, runabout, sleigh and harness. Inquire at 709 7th st SE.

FOR SALE—ONE SADDLE PONY, ONE cheap work horse, 1,200 lbs; one delivery horse, 1,000 lbs; one 4-year-old colt, 1,300 lbs; a bargain. 2540 Bloomington av.

GOOD DELIVERY HORSE; ABOUT 1,100 lbs; or family; one big work horse, 8 years old, one pair farm mares, good size; one pair of sorrels, good all round; call any time. 1422 7th st S.

WANTED—TO EXCHANGE WAGON REpairing and blacksmithing for paper hanging three rooms. 621 E 18th st.

FOR SALE—OR EXCHANGE FOR REAL estate, a first-class team of driving horses; ages, 5 and 6 years. 8762, Journal.

FOR SALE—TWO GOOD DELIVERY horses, city broke, kind and all right. Call at the Pantorium, 925-7 Nicollet av.

$25 TAKES NICE, LIGHT-PAINTED spring wagon, suitable for any purpose; cost $90. Theodore B. Steen, 2207 Central av NE.

TO TRADE—WILL TRADE 8-YEAR-OLD bay gelding, good saddler and driver, for light two-seat in good condition. 122 3d st N.

FOR SALE—VERY HANDSOME BLACK mare, 8 years old, weight 1,100; any woman can drive her; also runabout buggy and harness. At Robison's transfer barn, 9th and Hawthorn.

FOR SALE—SMALL BLACK SHETLAND pony, a perfect beauty, young and perfectly safe for children to handle; $60; also young horse, sound; almost new harness and rubber tire trap, $125 for outfit. 1811 Laurel av.

SEVEN GOOD BROOD MARES, WEIGH about 1,200 to 1,300; 3 big heavy horses, two buggies and one single heavy collar and hame harness. 506 4th av S.

FOR SALE—OUR HORSES, HARNESS AND wagon. Minneapolis Excelsior Co., Central av and 10th st.

THREE FINE MARES, 7 TO 8 YEARS OLD, weight 1,100 to 1,200, cheap; also fine pacing mare, 7 years old, weight 1,000, $75. 2316 4th st N.

HORSES, CARRIAGES—WANTED

WE ARE ALWAYS READY TO BUY AND pay cash for horses, buggies and harnesses. Barrett & Zimmerman, Midway Horse Market, St Paul, Minn.

LOT BETWEEN WESTERN AND 6th AVS N to trade for sound young work horse, weight 1,200 or 1,300. Box 65, Wayzata, Minn.

COWS, DOGS, POULTRY, ETC

FOR SALE—SHEPHERD PUPS, SPECIALly bred for stock dogs; males $5, females half price. E. L. Smith, Lyndale and 55th st S. N. W. Telephone, No. 566 L2-S.

PERSONAL

DR. BERTHA SHEPARD, SPECIALIST. Diseases of women. Office, 407 Nicollet. Telephone M 658-J2. Office hours, 1 p. m. to 5 p. m. Consultation free.

LADIES IN DOUBT, PLEASE CALL OR write Dr. Bly, 27 4th st S. New book, 25c.

FEMALE DISEASES CURED. Irregular menstruation quickly cured; forty years' experience. Office open until 10 at night. Dr. Wheeler, Globe building, Minneapolis, Telephones, N. W., 3203 L2; T. C., 325. Good home for patients.

STINGY, LAZY, INDIFFERENT OR INDIScrete persons can grow bald while they sleep; but it requires some energy, small expense, perseverance and common sense to retain one's hair. $1.50 to $6.50 guaranteed to save your hair. "Facts About Hair" and "$50 Reward" free. Oliver K. Chance, hair and scalp specialist, 580 Syndicate Arcade, Minneapolis, Minn.

MRS. L. N. HURLBUT, V. D., ELECTRO vitopathy and vapor baths for ladies. 1220 1st av S. Hours, 9 a. m. to 5 p. m.

LADIES, CHICHESTER'S ENGLISH PENNYroyal Pills are the best; safe, reliable; take no other; send 4c stamp for particulars. "Relief for Ladies" in letters by return mail; at druggists. Chichester Chem. Co., Phila., Pa.

HAS MEDICINE CURED YOU? NO. HUNdreds of sufferers have been cured at the Gates Institute of Magnetic Healing. Consultation free. 363 Bank of Minneapolis bldg, 302 Nicollet av.

"KILL-EM-ALL" ROACH POWDER WILL rid your premises of roaches and water bugs. 25c and 50c packages, at all grocers and retail druggists.

Eyes EXAMINED FREE—glasses adjusted properly by graduate optician. Abeles, 243 Nic.

CORNS extracted, 25c; inverted nails and bunions treated. Dr. Collier. 405 Nicollet av.

BE HAPPY AGAIN; WILL PROCURE YOUR divorce for $15 by competent attorney. 8773, Journal.

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SAFES, BOILERS AND HEAVY MACHINery moved; household good moved and stored or packed for shipment by expert packers. Collective carloads for the coast a specialty. Boyd Transfer & Storage Co., 46 S 3d st. Telephone, Main 656, both companies.

THE M. P. D. delivers packages in city, 10c; St. Paul 15c. 15 7th st S. Tel. 1526-1; T. C., 1053.

CAMERON'S TRANSFER AND STORAGE. Largest and finest vans for moving. Expert packers. 200 Nicollet. Tel., N. W., Main 1208; T. C., 1208 or 1574. Res., T. C., 3324.

DYEING AND CLEANING

MINNEAPOLIS DYE WORKS. DYERS AND French dry cleaners. Oldest, largest and best dry cleaning establishment west of New York. 242 and 522 Nicollet.

NORTH STAR DYEING AND FRENCH DRY cleaning work, 723 Hennepin av; both phones.

THE PANTORIUM, 927-9 NICOLLET AV—Fancy dyers and French dry cleaners. Prices right. We lend, others follow.

TWIN CITY DYE WORKS—Practical dyers, French dry cleaners; out-of-town orders wanted. Prices moderate. 816 Nic. Phone 1576.

STORAGE

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