Journal Want Ads Cannot Relieve You of All the Worries of the Day, but They Can Do a Good Deal.

REAL ESTATE FOR SALE

Improved.

RATE UNDER THIS CLASSIFICATION 1c A word; no ad less than 20c daily, prepaid; 8c per line if charged; ads taken over telephone at prepaid rate.

SOME REAL ESTATE BARGAINS.
Ala., Bessemer, five 3-r. tenement houses.
Ala., Bessemer, 2 bldg. lots; 3d av.
Cal., Guinda, Bus. bldg and lot.
Cal., nr. Ontario, 20 A. fruit ranch.
Cal., Mendocino Co., 160 A. and impts.
Cal., Amador Co., 160 A. farm and mineral land.
Can., Ont., Carnarvon, 8-r. res. ¼ A.
Can., Ont., Trenton, 15-r res. and lot.
Man., nr. Hargrave, 320 A. and impts.
Can., Assa., nr. Wapella, 160 A. land.
Can., Assa., N. W. T., 320 A. and impts.
Man., nr. St. Adolphe, 240 A. land.
Denver, 3 bldg lots, Asbury Park.
Pueblo, 4 bldg lots, Irving place.
Colorado Springs, 7-r cottage, large lot.
Colo., Sugar City, 2 good bus. lots.
Conn., Windham Co., 125 A. and impts.
Conn., New Haven Co., 94 A. and impts.
Eng., Manchester, valuable corner bldg. plot.
Ill., Jefferson Co., 40 A and impts.
Ill., West Union, good bus. lot.
Ill., Clark Co., 80 A. good land.
Ill., Franklin Grove, 6-r res., 2 lots.
Ind., Knox Co., 326 A. and impts.
Ia., Danbury, 5-r cottage and 1 A.
Kans., Cherokee Co., 160 A. and impts.
Kans., Osborne Co., 160 A. and impts.
Ky., Whitley Co., 411 A. farm, coal and timber land, grist mill, implements, etc.
La., Calcasieu Parish, 80 A. rice land.
La., Welsh, 6-r. Res. and lot.
Md., Baltimore, 4 houses and lots.
Mich., Grande Traverse Co., 160 A. land.
Minn., Mower Co., good 320 A. farm.
Minn., St. Hilaire, 6-r. Res., blacksmith shop, barn and 4 lots.
S. St. Paul, 41 bldg. lots, Park Ad.
Nebr., Omaha, 2 modern cottages, S 28th st.
Nebr., Dawson Co., complete stock ranch, 2560 A., 1 sec. farm land; 3 sections pasture; good bldgs.; 6 mi. from Lexington.
Neb., Holt Co., fine ranch, 1120 A.
N. Y., Fulton Co., good farm, 152 A.
N. Y., L. I., Southampton, 2 bldg. lots.
Ohio, Ashland Co., 160 A., and impts.
Ohio, Clermont Co., 10 A. and impts.
Cincinnati, East Norwood, good bldg. lot.
Oregon., Josephine Co., 80 A. and impts.
Pa., Gettysburg, house and ½ A.
Pa., Westmoreland Co., 48 A. farm and coal.
Pittsburg, 40 suburban bldg. lots.
Pa., Venango Co., 64 A. and impts.
Pa. Oil City, Siverly, 2 houses, 1-3 A.
R. I., Newport, modern 8r. cottage.
Texas, Galveston Co., 40 A. good rice land.
W. M. OSTRANDER, No. Amer. Bldg., Phila.

$800 EACH—HOUSES, 3520-3521 14th AV S; seven rooms each. $150 down, balance monthly.

$1,100—Houses, on 29th av S, between 26th and 27th; 32x157.

$1,400—House, on Pierce st NE; seven rooms; city water, etc. Easy terms. Near Summer.

$1,400—House, on 18th av S, between Franklin and 22d; eight rooms; city water, etc.; 30x123.

$1,450—House, on Emerson av N, near 31st; five rooms; city water, sewer connections. lot 46x127.

$1,600—House, on Willow av N; eight rooms; city water, etc; lot 45x125.

$1,600—House at Minnehaha; three blocks from car; seven rooms, bath, etc.; barn; lot 59x135.

$1,600—House, on James av N, one block from car line; seven rooms; city water, etc.; lot 47x130.

$1,600—House, on Emerson av S, near 34th; seven rooms; city water, etc; lot 42x129.

$1,800—House, on Fremont av S, between Lake and 31st; eight rooms; city water, etc.; lot 40x128.

$2,050—House, on Aldrich av S, near Lake; nine rooms; city water; hardwood finish; lot 45x128.

$2,200—House, 2531 Ilion av N; nine rooms; hardwood floors, bath, city water, etc.; lot 45x100.

$2,500—Modern house, on Hennepin av, between 34th and 35th; seven rooms; lot 42x127.

$2,500—House, on Clinton between 31st and 32d; city water, sewer, gas, etc.; lot 45x128.

$2,500—House, on 1st av S, between 33d and 34th; seven rooms, modern; hot-water heat; hardwood finish; lot 45x126.

$2,600—House, on Essex st SE; seven rooms; city water, etc; lot 132x165. A bargain.

$2,800—House, on Stevens av and 33d st; modern except bath; steam heat; lot 47x129.

$2,800—House, on Chicago av, between 19th and Franklin; eight rooms; lot 40x150.

THORPE BROS.,
Andrus Building.

Loss work for you; less worry, too.	20th CENTURY PLAN.	Good for the buyer or seller of real estate.

$3,200—All modern 10-room house, near Harriet and 1st st. Terms, $500 cash, balance easy.

$1,900 buys 3426 Garfield av; 8-room house; cellar, well, cistern, city water in yard, large lot. Well located and a good purchase.

$8,500 Only—Buys a house of 12 rooms, with all conveniences; also 6-room house in the rear, on corner lot, 132x165, Southeast, near the university; a good investment; nothing cheaper in this locality.

$3,150 Only—Buys modern house, except heat, of nine rooms, on 3d av S, inside of 26th st; good barn; all improvements in street and paid for.

$8,500—Strictly up-to-date house in Sunnyside, on Colfax av S; lot 58x136; 12 rooms; good reasons for selling.

$9,500—For two cast-front lots in eighth ward, with an up-to-date, modern, brick-veneered residence of 12 rooms, with a large and convenient barn. Terms, one-half cash.

$1,350—Buys that cosy little 7-room house and barn, full size east-front lot, city water, good cellar and cistern; only one block from the car line in a nice part of North Minneapolis. Terms, 20th century plan. This proposition will stand the closest investigation. Owner's reason for selling, his business calls him to another city.

Over 500 homes in the southwest part of the city and inside for sale, many of which are good bargains; price from $1,000 to $30,000. See me and my list before buying.

J. A. WALTERS,
New York Life Building.

EVERYBODY WANTS

A HOME,

CITY OR COUNTRY.

Ask us how to get it. Call or write for booklet.

GREAT WESTERN CONSTRUCTION CO.,

605 KASOTA BLOCK,

MINNEAPOLIS, MINN.

TWO BARGAINS.

$4,750—For a cosy home on Portland av N, 1509. It looks small, is nearly all on one floor, but is roomy, well arranged and decorated with taste. There are 8 rooms, furnace, modern plumbing, good yard with trees and a barn. The lot is 50x150. See us for further particulars. An ideal home for a small family.

$6,000—1204 and 1206 Chestnut av; large double house with 8 rooms on each side. Both houses modern throughout, the property should yield 10 per cent on the price.

NICKELS & SMITH, Agents.

311 Nicollet Avenue.

Rooms 1 and 2.

WE WILL BUY OR BUILD FOR YOU,

Anywhere, Any Time. Any Amount,

ON EASY PAYMENTS.

No forfeiture if you are sick or out of EMPLOYMENT.

Call and see what WE can do for YOU.

AMERICAN REAL ESTATE INVESTMENT LOAN CO.,

404 Dayton Building,

Minneapolis, Minn.

WE WANT TO BUILD A HOME FOR YOU and your rent will pay for it. Call at our office and we will explain how this can be done by adopting our new instalment plan, whereby you live in a home bought for you or built according to your own plans, and you pay the purchase price in monthly instalments amounting to less than the rent that you would pay for a similar property. A $2,000 home would cost you but $16 per month. We have to the best of our belief the simplest and most liberal contract ever offered to homeseekers. It will cost you nothing to call and investigate.
THE WESTERN INVESTMENT AND REALTY COMPANY,
603-604 Oneida Building.

REAL ESTATE FOR SALE

Improved.
Continued.

FOR SALE BY SANBORN, 355 TEMPLE COURT
$2,200—8 rooms, modern but heat; Portland and 18th.

$1,250—6 rooms, new, Girard av N, near 26th; city water, cellar, gas; monthly payments.

$1,400—6 rooms, new; water, gas, shed; Dupont-30th av N; east front; block to car.

$850—7 rooms, unfinished; Wentworth and 44th; well, cellar; easy payments.

$200 each—Monthly payments, lots in Leavitt's addition.

$5,300—24 acres, close in, north; good for platting or garden; buildings cost $2,000; this is $138 per acre; adjoining acres just sold for $300. This is a rare bargain. Catch on.

IF YOU WANT A HOME

ON EASY PAYMENTS,

THE

U. S. INSTALLMENT REALTY CO.,

CAN SUPPLY YOU. CALL AT

300 KASOTA BLOCK.

WRITE FOR FULL PARTICULARS.
Cal., Modoc co., 80 a. land.
Ia., Audubon co., 120 a. and impts.
Ky., Ludlow, modern 8 r. res.
Mass., Plymouth co., eqpd. farm, 42 a.
N. C., adjoining Carthage, 48 a. and impts.
N. D., Ward co., 16 a. and impts.
S. D., Custer, magnificent estate 400 a., situated in Black Hills; fine bldgs. and barns, lake stocked with fish; fine location for man of wealth or club.
General midse. bus., stock, store bldg., fixt., Kellyville, I. T.; est. trade; big profits.
W. M. OSTRANDER, N. A. Bldg., Phila.

$1,500—HOUSE OF EIGHT ROOMS, CHARMingly located, among the heavy oak trees at the foot of Lowry Hill and Emerson av. This house occupies a site such as seldom can be bought with money. It needs some paint and cleaning up, but these are as nothing compared to the price. The lot is 50x200 feet. The new Central park will make property very scarce in this vicinity, and this certainly is a rare snap. Edmund G. Walton, 300 Hennepin av.

FOR SALE OR LEASE—R. R. TRACKage, corner, 198x157 to 20-foot alley, with exclusive railroad trackage; also convenient to depots, mills, etc. Terms to suit. Thorpe Bros., Andrus building.

$1,000 HOUSE, NEAR CEDAR AND 34th ST; $150 cash, balance monthly; $1,050, house, Girard av N, part cash, balance monthly; one $1,275, same terms; $1,700, Girard av N, near 6th av; $1,250, Penn av N, near 21st; $3,450, modern, near Lake and Park av; other houses, lots, lands. If you want to buy, sell or exchange, write me. A. D. Eads, 515 Guaranty building.

$3,200—139 ALDRICH AV N, 10-ROOM MODern house except gas; hardwood floors, open plumbing, large basement, hot-air furnace, screens and storm windows, stone walks, 45x135; lot 3, block 20 Groveland addition. Will rent for $35. Terms easy. One-half block from Hawthorn. Take Bryn Mawr car. W. D. Washburn, Jr., 300 Guaranty building.

MONTHLY PAYMENTS.
$1,500 buys cosy five-room cottage, modern except heat, on E 26th st and 33d av. $200 cash, balance $15 per month. Very large lot; stone walk. Buy quick if you want a home of your own, as this property is sure to be sold in a day or two. John P. Blichfeldt & Co., 435 Temple Court. T. C. phone, 3458.

$4,200 BUYS HOUSE NEAR HENNEPIN AV car; few blocks to Lakes Isles and Calhoun; hardwood finish, hardwood floors, latest open nickel plumbing, china closet, mantel, good basement and furnace and up to date in every way. Trees, shrubbery and barn. For sale by North Star Realty Co., 513 Bank of Commerce bldg.

$500 CASH
Handles large ten-room house, nearly modern; kitchen range, window shades and carpets left in place.
3509 Bryant Av S.

$1,100—A FINE CHICKEN RANCH; WEST side of Lake Harriet; near car line; about one acre and six-room house and barn; well

$850—A partly finished seven-room house and corner lot; one block from Nicollet car line and 45th st. A bargain.
LAUDERDALE & CO., TEMPLE COURT.

$2,800—A NEW FULLY MODERN HOUSE OF 8 rooms on large corner lot; must be sold immediately; worth $3,500, but will sell for above price this week. Easy terms if desired. Call for key.
MORRISON-CRITTENDEN CO., 507 Phoenix.

FOR SALE—FLAT BUILDING, AN INVESTment. Yearly rental, $7,600; pays 17½ per cent on cash payment required; balance 5 per cent. This property pays for itself every seven years. Inquire Owner, 315 Ontario st SE.

BARGAIN NUMBER 4—$2,200. FOUR-FLAT building, rental $34 monthly, pays 12 per cent interest net; located near new steel works. This is "hard to beat" for a small revenue producer. Charles I. Fuller, 803 Phoenix bldg.

$1,300—ONLY $200 DOWN, WILL BUY AN 8-room house, in best condition; rented for $16. Full lot and inside 20th av. This is a great bargain.
MORRISON-CRITTENDEN CO., 507 Phoenix.

TEN PER CENT CASH OR MONTHLY PAYments. We will have a goodly list of houses in different parts of the city on these remarkable terms. Send or call for list. W. W. Clark, 313 Nicollet av.

$2,300 FOR 1820 PORTLAND AV, EIGHT rooms, all modern but heat. $2,400 for 2006 Chicago av, eight rooms, city water, arranged for two families. J. C. Hull, 736 Lumber Exchange.

ELEGANT 10-ROOM, EIGHTH WARD, CONsider lot.
EIGHT ROOM, $1,500 Cedar, and 24th st.
NEW, MODERN, 8 rooms, 1100 Lumber Exchange.

HOUSES AND LOTS FOR SALE—BY OWNER, a beautiful modern up-to-date 10-room home, in best part of city. For further particulars as to price and terms, call at 655 Temple Court.

FOR SALE—IMPROVED RESIDENCE ON Laurel Ave.; full sized lot. Will consider some Minnetonka property in part payment. J. F. Conklin & Zonne Co., 115 Temple Court.

HOUSES, EXCLUSIVELY, HOUSES.
Call for our list. We have some decided bargains. W. W. Clark Realty Co., the House Men, 313 Nicollet.

LOWRY HILL—WE HAVE SOME GREAT BARgains in houses; also lots in this district. Call at our office for list. Thorpe Bros., Andrus building.

$8,000—ON CLINTON AV S, FLAT OF FOUR apartments of 5 rooms each; rents for $90 per month; no fuel; no janitor service.

ALL MODERN NINE-ROOM ROOMING HOUSE. 11th st, near 2d av S. Brings $90 monthly. Bargain. 404 Bank of Commerce.

IF YOU WANT TO BUY OR SELL, NO MATter where it is, write us. Interstate Realty Co., 808 Sykes block.

SUNNYSIDE—WE HAVE SOME GREAT BARgains in houses; also lots. Call for list. Thorpe Bros., Andrus bldg.

FOR SALE—A 12-ROOM DWELLING-HOUSE, $2,500; one-third cash will handle it. 1810 5th st N.

MODERN NINE-ROOM HOUSE, A GEM.
Farm & Home Investment Co., 715 Phoenix building.

EXTRA FINE HOME—BEST LOCALITY, FARM and Home Investment Co., 715 Phoenix bldg.

Unimproved.

RATE UNDER THIS CLASSIFICATION 1c A word; no ad less than 20c daily, prepaid; 8c per line if charged; ads taken over telephone at prepaid rate.

FOR QUICK SALES.
$325 buys greatest bargain ever offered in Southtown vacant lots, on small monthly payments; $35 cash, balance only $5 per month; clear title; large lots, 48x157 to 16-foot alley. 29th and 30th ave S, close to Lake st. Buy quick, as this snap will last only a few days.
$135 buys fine lot on 15th av S, between 33d and 34th sts.
$450 buys three lots on 14th av between 33d and 34th sts S. Come quick; make an offer.
$575 buys two beautiful lots, two feet above grade; snap; worth $800. Emerson av S between 35d and 34th sts.
We have great bargains in houses and lots in all parts of the city. Give us a call.
T. C. phone, 3458.
JOHN P. BLICHFELDT & CO.,
435 Temple Court.

WE BUY, IMPROVE AND SELL
WESTERN
CANADA LANDS.
Call on us if you are in Minneapolis. Write us if you live elsewhere. Let us show you our unique plan of investment. It costs you nothing to find out what we can offer. Our office is near the corner of Hennepin av and 3d st.
ASSINIBOINE L. & T. COMPANY,
202 Sykes Block, Minneapolis, Minn.

FOR SALE—SOUTHEAST, BEST RESIDENCE lots, near the university.
$1,100—40-foot lot on Union st, near Essex.
$1,250—45-foot lot on Essex st, near Harvard.
$1,250—44-foot lot on Delaware st, near Harvard.
$3,000—100-foot, two lots, corner Union and Essex sts. These lots overlook the river and parkway. George P. Gould, owner, 315 Ontario st SE.

FOR SALE—THE LARGEST TRACT OF LAND and stone quarry west of the Mississippi river, between Franklin av and Riverside park. Hallum & Olsen, 735 Andrus building.

REAL ESTATE FOR SALE

Unimproved.
Continued.

IF YOU ARE GOING TO BUILD THIS SPRING we want a chance to bid on the work. Call at our office and we will be pleased to help you in drawing up your plans and specifications. We guarantee our work and we can save you money if you will build at once.
THE WESTERN INVESTMENT AND REALTY COMPANY,
603-604 Oneida Building.

LAUDERDALE & CO., 355 TEMPLE COURT, have bargain in lot near North Side high school; south-front lot, with all improvements in the street; on 20th av N and James, for $300. Lots on Aldrich av N near Plymouth, at $500.

$325 FOR CHOICE OF FOUR WEST FRONT lots, inside 36th st; easy terms to party that will improve. $1,000 for 50-foot lot, Forest av, Ridgewood addition. J. C. Hull, 736 Lumber Exchange.

LOT—ST. LOUIS PARK. FOUNDATION LAID. Farm and Home Investment Co.

Farm Lands.

RATE UNDER THIS CLASSIFICATION 1c A word; no ad less than 20c daily, prepaid; 8c per line if charged; ads taken over telephone at prepaid rate.

ACRES.

(?)—We want a cash offer for 40 acres in Anoka county.

(?)—We want a cash offer for 55 acres on East Side, ½ mile from city limits. Soil good.

$700—20 acres ½ mile of Minnetonka electric line. Soil A1. Plenty timber. A genuine snap at this price. Terms easy if desired.

$800—10 acres, 1½ miles of Lyndale av, 2½ miles south of Lake Harriet. Level. Fine soil. Terms easy. Price way below adjoining property.

$500—10 acres on North Side, about 1 mile from city limits. Better get it quick.

$1,200—20 acres near Christmas Lake, 2 miles from Excelsior. Soil good. Timber. Easy terms.

$7,200—Half cash; 240 acre farm, about 10 miles from city hall, near West Minneapolis. Soil good; good buildings; fine stream of water. Stock farm. Owner going away. A money maker. Must be sold before March 1.

$12,000—375-acre stock farm, in Stearns county; buildings cost $5,000. No waste land. Everything in best repair. Look this up. Terms reasonable.

DAVID C. BELL INVESTMENT CO.,
111 Fourth St. S.

OWN A FARM.
PAY $40 CASH AND $2.80 A MONTH.
A FARM OF ANY SIZE, PAYING ONLY $1 AN ACRE DOWN, THE BALANCE IN EASY PAYMENTS TO SUIT YOU.
GOOD SOIL—FINE CLIMATE—PURE WATER.
These lands are in the Park Region of central Minnesota—10,000 acres to select from—raising wheat, corn, oats, rye and the finest vegetables you ever saw. Clover grows without reseeding; a perfect dairy and sheep country, with the markets of Minneapolis and Duluth near at hand. Don't pay rent any longer. You can own a farm. This land now sells for $6 an acre.
You can begin with 40 acres, but if you can pay more you should take 80 or 160 acres; 80 acres would cost you $80 cash and $5.60 a month. Why not begin to-day. If you want a farm? Cut out the coupon, write your name and address, and I will send you the booklet that will tell you how.
If you want to buy tell me how much you have to invest and I will submit a list of improved farms or lands to select from.
FRANKLIN BENNER,
541 Bank of Commerce Building,
Minneapolis, Minn.
Franklin Benner, Minneapolis, Minn.: Send me your booklet telling how I can buy a farm in the timber country of Minnesota, worth $6 an acre, by paying $1 an acre in cash and 7 cents an acre monthly, as advertised in The Journal.
Name .....
Address .....

THREE FINE FARMS FOR SALE CHEAP.
320-ACRE FARM, 3 MILES FROM HERMAN, MINN., good improvements, nice grove, half-mile from school, German settlement. Cultivated land all plowed, good soil, 30 acres pasture, 40 acres hay meadow. Price $32 per acre.
480-ACRE FARM, 5 MILES FROM HERMAN, nearly all under cultivation, nice young grove, house, barn and granary, good well of water, well drained, good soil, half-mile to school, German settlement. Price $30 per acre.
480 ACRES NICE SMOOTH LAND IN DICKEY county, North Dakota, 3 miles from Fullerton; 120 acres has been cropped; small house and barn, black soil, clay subsoil. Price $15 per acre.
J. D. MILLER,
Herman, Minn.

DO YOU WANT
Prairie land which will produce 40 bushels of MACARONI WHEAT to the acre and pay for itself many times over out of first season's crop?
WE HAVE IT,
on railroad, for $2.50 to $5 an acre on ten years' time. It will also grow corn, winter wheat, sugar cane, alfalfa, etc.
SELOVER, BATES & COMPANY,
West Hotel Bldg., Minneapolis.

FOR SALE IN ONE BLOCK.
Six thousand acres of the best land in western Canada, lying all together, with no intervening government sections. The soil is excellent and the vegetation fine. Location, seven to ten miles from railroad. Well-settled neighborhood. Splendid opportunity for a colony. Price $6 per acre. Will easily retail this summer for $10 per acre.
ASSINIBOINE LAND & INVESTMENT CO.,
Room 202 Sykes Block,
Minneapolis, Minn.

WE GIVE YOU
160 acres of homestead land absolutely free with the purchase of ONE section of our fine, level prairie land on railroad, at $2.50 to $4 per acre on TEN YEARS' TIME.
Price advances 50 cents per acre Feb. 20. Agents wanted. Address
SELOVER, BATES & CO.,
West Hotel Building, Minneapolis.

NORTHWEST CANADA—800-ACRE FARM, 300 cultivated, 225 for crop, 300 pasture; fine hay land; house and furniture; good buildings, machinery; twelve cows in calf, pedigreed bull, nine work horses; main station two miles. $16,000.
Half-section, cultivated, six miles, on creek, $10 acre.
Blacksmithery, earning $3,000 yearly; trip hammer and engine, good-will, freehold. Call improve. $4,000.
E. MIDDLETON, REAL ESTATE,
Moosomin, Assiniboia, N. W. T., Canada.

EXCHANGE FOR STOCK MERCHANDISE—640 acres clear land, $16 per acre, and will put in $4,000 cash.
EXCHANGE FOR MERCHANDISE—600 ACRES land at $13,000 and $3,000 cash.
EXCHANGE 200-ACRE FARM, IMPROVED, AT $35 per acre, for $4,500, hardware and implement stock.
EXCHANGE, 240-ACRE IMPROVED FARM, $47.50 per acre, for $6,500, merchandise stock.
J. D. MILLER,
St. Paul, care Kendall Hotel.

480-ACRE STOCK FARM, 300 ACRES BLUE joint grass shoulder high, balance timber; creamery nearby.
640—Improved, Douglass county; $9,000 cash run.
252—Near Bird Island, Minn., where land is worth $50 and up; $8,000 cash run; take clear city property or land at $45 acre.
100-barrel high-class flouring mill, running, northern Iowa; sale or land.
J. E. NEFF,
807 Globe Building.

BUY NOW.
Lands in Southeastern Assiniboia will double in value this summer. Immigrants are going in fast now and thousands more are coming. We bought cheap and can sell cheap. Write us and find out what we have.
ASSINIBOINE LAND & INVESTMENT COMPANY,
202 Sykes Block, Minneapolis, Minn.

"WHAT'S THAT?"
Fully improved farm, with buildings, near lake; river crosses land; 400 acres; 240 acres fenced, 60 acres cultivated, 160 acres fine meadow; cut 800 tons hay, 3,000 cords of wood on the place; ready market; near school; 1¾ miles from town and railroad; $15 per acre; easy terms; a bargain.
TINGDALE BROS.,
Bank of Commerce Building, Minneapolis.

A NEW PLAN.
If you wish to buy a farm or invest money in land, we can interest you. Our plan enables a small investor to buy on equal terms with the wholesale dealer, who buys thousands of acres. Write us for particulars.
Assiniboine Land and Investment Company,
202 Sykes Blk, Minneapolis, Minn.

HAVE A FINE QUARTER SECTION OF LAND to exchange for small stock of goods. List your exchanges with me. Box 407, Madelia, Minn.

REAL ESTATE FOR SALE

Farm Lands.
Continued.

CHANCE FOR COLONY.
Six thousand acres in one block; all first-class lands; excellent soil; fine vegetation; good water; 7 to 10 miles from railroad—Eastern Assiniboia.
ASSINIBOINE LAND & INVESTMENT COMPANY,
202 Sykes Block, Minneapolis, Minn.

WE CAN SAVE YOU $1,000
On a valuable quarter section homestead land in North Dakota. The banner crop was raised in this county last year. Present entry men must relinquish; close to city. Do you want a good farm at a great bargain? Call or send stamp for information.
JOHN P. BLICHFELDT & CO.,
435 Temple Court.

SNAP FOR SMALL DEALER.
Section near Halbrite, Assa., close to town; $8 per acre. Will bring $12 this spring. Easy terms.
ASSINIBOINE LAND & INVESTMENT COMPANY,
202 Sykes Block, Minneapolis, Minn.

120 ACRES, 30 MILES FROM MINNEAPOLIS and near station; a fair set of buildings, a nice orchard that is bearing, about 40 acres under plow; cuts 75 tons of hay, one-quarter of a mile to school; 12 head of cattle, one pair of horses that owner paid $300 for this spring; flock of hens, 10 hogs, wagons and all machinery; $3,000; $1,500 cash. S. A. Carlisle, 654 Temple Court.

GET READY FOR SPRING.
We offer 16,000 acres at $5.50 per acre if taken in one purchase. Some of the finest lands in Western Canada seven to ten miles from railroad.
ASSINIBOINE LAND & INVESTMENT CO.,
202 Sykes Block, Minneapolis, Minn.

WE HAVE SOME CHOICE UNIMPROVED farms in Canada, Minnesota and North Dakota, which we will exchange for a good, clean stock of general merchandise, hardware or clothing. Any person wishing to retire from business and wishing to exchange his stock for land will find it to his advantage to write us. Canadian Land & Investment Co., Harvey, N. D.

FOR SALE—BEST 640-ACRE FARM IN GRAND Forks county, North Dakota; fully improved; fine modern house, large barn, ample granary, 75 acres fenced for pasture; all free from encumbrance. Price $32 per acre, half cash. Other good farm lands in North Dakota we will exchange for Minneapolis or St. Paul property. Gorman & Feeney, 303 Sykes Block.

FOR SALE AT COST.
Section near Pierson, Man. Bought cheap. Will sell cheap.
ASSINIBOINE LAND & INVESTMENT COMPANY,
202 Sykes Block, Minneapolis, Minn.

CANADA LANDS.
40,000 acres best wheat and flax lands, southeastern Assiniboia, near railroad, at low price $6 per acre for next 30 days in large or small tracts.
Minnesota-Assiniboia Land & Inv. Co., Ltd.,
550-552 Endicott Building,
St. Paul, Minn.

$4,000 ONLY FOR 20 ACRES ON ROBBINSdale car line and city limits; right in boom location; would plat in 100 lots and sell for $100 or more apiece; exclusive agents.
$1,100—One acre chicken ranch and buildings, near Lake Harriet.
LAUDERDALE & CO., TEMPLE COURT.

ANOTHER GOOD ONE.
Get a section near Frobyshire, Assa., 3 miles from station. You can sell it easily this spring and make 100 per cent on your investment. We have two more dirt cheap.
ASSINIBOINE LAND & INVESTMENT CO.,
202 Sykes Block, Minneapolis, Minn.

FARM FOR SALE OR EXCHANGE—ONE OF the best stock farms in Osceola county, Mich., containing 164 acres, with improvements, fences, stock, etc., only 1½ miles from railroad station, for sale or exchange for city property, or will sell on easy payments or contract. Address 4534, Journal.

11-ROOM HOUSE AND BARN, IN LAKE OF the Isles addition, only $5,000; hardwood, some hardwood floors, open plumbing, gas, sewer connection, screens and storm sash; east front, one block from Hennepin. A fine home and cheap.

$1,900—FOR QUICK SALE, NEW 7-ROOM house, near cars in North Minneapolis; modern except heat; corner lot; barn. A real bargain.
H. F. NEWHALL, PRESIDENT,
550 Temple Court.

200 ACRES, FINE IMPROVEMENTS, CLEAR, near Austin, Minn., $55 per acre. 160 acres, clear, near Carrington, N. D., $15 per acre. Either or both and cash to exchange for merchandise. List your exchanges with us. We can match any fair offer. E. H. Smith Land & Loan company, Austin, Minn.

TIMBER LANDS FOR SALE IN SOUTHERN Oregon and northern California, in tract from 5,000 to 50,000 acres, consisting of yellow fir (Oregon pine), sugar pine and white cedar (Port Orford cedar); will cruise 40,000 feet to the acre. Address Sharkey & Morrow, 208 Alisky building, Portland, Ore.

A PARTY RETIRING FROM BUSINESS WILL exchange for good, clear Canadian land $22,000 stock of merchandise, store building, warehouses, etc, $10,000. Amount of business averages about $50,000 per year. Now is the chance for some young men. Address 4957, Journal.

$45—50 ACRES GOOD LAND, 6 MILES FROM postoffice, main road, fenced; $10. 700 acres, improved farm, buildings, fenced, running water, railroad station 1¼ miles, southern Wisconsin, fine stock farm, good soil. P. M. Woodman, Lumber Exchange, Minneapolis.

OUT THEY GO
In a colony to get on the ground floor with us in purchasing the best tract of North Dakota land for settlers and investors at $5.50 per acre. Will you join us? Look us up and see us. Wm. H. Brown Co., Mandan, N. D.

THE FINANCE COMPANY OF MINNESOTA, 550 Temple Court, offers large improved property near Nicollet and 11th st, well rented and in the direct line of increasing values; $60,000. Some good vacant property might be taken in part payment.

160 ACRES MINNETONKA MILLS, NEAR SUperior boulevard. Would make a splendid dairy farm or would cut up nicely into small garden; $35 per acre. Adjoining land selling for $80 per acre in small tracts. A. E. Hammond, 412 the Phoenix.

TIMBER LANDS, PRAIRIE LANDS AND burned-over lands for sale in Minnesota, North Dakota and the Canadian northwest. Prices, $4.50 to $8 per acre, on easy terms. Henry M. Troy, 502 Guaranty building.

VALUABLE HOMESTEADS HEAVILY TIMbered, can be secured in the famous Littlefork valley, Itasca county, Minn. Reduced rates. Particulars for stamp. Act quickly. M. J. Liverman, International Falls, Minn.

FINE 160-ACRE TRACT, ONLY $6 PER ACRE if taken this week; $2 cash, balance long time. Three miles from station. The land is worth much more and will sell in the spring at good profit. Address 4725, Journal.

WE HAVE A FEW IMPROVED AND UNIMproved farms for sale on easy terms, or will take choice stocks of goods or city property in exchange as part payment for same. W. H. Morse Land Co., Crookston, Minn.

FOR INVESTMENT—TWO EIGHT-ROOM houses for $1,000 each, rented at $24 per month, $800 cash will handle both, near Soo shops and always rent well; for a small investment this is hard to beat.

SOUTH DAKOTA—EMMONS COUNTY QUARter, 23-123-73, $800; Sully county, want offer on quarter, 30-116-78. Minnesota—Red Lake county, good quarter in 153-44, cheap. F. J. Percival, 1006 Guaranty bldg.

LAUDERDALE & CO., 355 TEMPLE COURT, have 20 acres at juncture of Crystal Lake av and Robbinsdale car line. Can treble your money on it. Price $4,000. Adjoining 40 acres held at $1,000 per acre.

SPLENDIDLY IMPROVED FARM OF 240 acres, one-half mile from Clear Lake, S. D., $1,600; house, good barn, three wells, good granary, cribs and outbuildings. Address W. J. Ford, Elkton, S. D.

FINE 20-ACRE MINNETONKA FRUIT LAND, only $75 per acre; beautiful location. Speak quick if you want this. Fine Minnetonka lands usually sell at $150 to $200. Address 4724, Journal.

GREAT BARGAINS IN IMPROVED FARMS IN Hennepin county, 8 to 12 miles out, with fine buildings and stock, best of soil; might take part trade. Geo. B. Dartt, 807 Phoenix building.

FOR SALE—A FARM TRACT IN NORTHERN Minnesota at low figure and easy payments. An excellent locality, where prices are advancing steadily. Address 4671, Journal.

FINEST AGRICULTURAL L[illegible] paid to see them; great bargain one week. Consider real estate, personal property, merchandise. 1100 Lumber Exchange.

FOR SALE—EIGHT-ROOM HOUSE, FULL size lot, full basement, city water on two floors, near car line in North Minneapolis, inside Sixteenth av. Price, $2,000.

I HAVE A FEW DESIRABLE FARMS FRONTing to lakes Minnetonka and Independence for sale from $40 to $90 per acre. A. Bildsten, 2427 Columbus av.

FOR SALE—HARDWOOD TIMBER LANDS, IN Oneida county, Wisconsin; the last of our country's low-priced lands. C. L. Brown, 827 15th av S.

320-ACRE FARM, CLOSE TO COURTENAY, N. D., 150 acres under cultivation; 20 acres meadow. Peter Pearson, Jamestown, N. D.

EIGHT ROOM HOUSE, SAME LOCATION, AT $4,000.

REAL ESTATE FOR SALE

Farm Lands.
Continued.

70 ACRES NEAR MINNEAPOLIS, SUITABLE for dairy or garden; mostly cultivated, with some woods; only $2,100; no buildings.

FOSTER AND EDDY COUNTIES, N. D.—1½ sections fine farming land; one section for stock farm. Barnes Bros., Minneapolis.

FOR RENT OR SALE—ON CROP PAYMENTS —Several choice farms. Send for list. J. Mulhall, Sioux City, Iowa.

$2,500—BUYS 160 ACRES IN EDDY COUNTY, four miles from McHenry, N. D. Box H, Dumont, Minn.

CALIFORNIA—PROFITABLE HOMES; bargains. All districts. F. L. Thresher, N. Y. Life.

REAL ESTATE EXCHANGE

RATE UNDER THIS CLASSIFICATION 1c A word; no ad less than 20c daily, prepaid; 8c per line if charged; ads taken over telephone at prepaid rate.

FOR SALE—400 ACRES RICH, FERTILE VALley land in Malhuer River valley, eastern Oregon, in the government irrigation reserve. When these irrigation canals are built, which is a certainty, this land will be worth $100 per acre. My client will sell very cheap and take income property near home. If you want investment that will pay well or home in fine climate, take this opportunity. Make money easy. (Near railroad.) McQuade & McQuade, 712 Northwestern block.

$9,000 STOCK OF GENERAL MERCHANDISE to trade for good southern Minnesota land.
440 acres, clear, timber and pasture land in Minnesota to exchange for clear city lots, merchandise or hardware.
$5,000 clear Minneapolis residence, land and cash to trade for stock of general merchandise.
$4,000 clear Minneapolis residence, vacant lots and acres near Minneapolis to exchange for timber land near railroad.
MURRAY BROS., 518 BOSTON BLOCK.

FOR SALE—15,000 ACRES FINE VALLEY AND timber land in southern Oregon. Sell all or any part at a great bargain, so you can treble your money, or will take improved property in exchange. Chance of lifetime to get making of rich, fertile farm in fine climate for very little. McQuade & McQuade, 712 Northwestern block.

TO EXCHANGE—BY OWNER, FOR MINNEapolis property, or sell for cash, a fertile tract of Cuban land, together with large corner city lot in thriving American colony. For further particulars address 4968, Journal.

EQUITY IN A 260-ACRE IMPROVED FARM, 16 miles south of Minneapolis, with stock and machinery and good buildings, for wild land, or city property. Geo. B. Dartt, 807 Phoenix building.

FOR EXCHANGE—160 ACRES, DOUGLAS county, Minnesota, for Minnetonka property; also Minneapolis house on Logan av for small tract of timber land. 207J. Loan and Trust building.

ACRES—EXCHANGE FOR SMALL HOUSE OR other improved property; 10-20-30 acres clear; not far from town. Call and see us regarding this. E. A. Conrad Co., 513 Phoenix.

TO EXCHANGE.
Good farms and land for city property.
FARM AND HOME INVESTMENT CO.,
715 Phoenix Bldg.

FOR SALE OR EXCHANGE—10-ACRE ORANGE grove, southern California; $1,500 cash, balance trade. 4736, Journal.

WANTED—REAL ESTATE

RATE UNDER THIS CLASSIFICATION 1c A word; no ad less than 20c daily, prepaid; 8c per line if charged; ads taken over telephone at prepaid rate.

WE CAN SELL YOUR HOUSES, LOTS OR farms quick at reasonable prices, and make quick sales; have good improved farm to exchange for city property; if you want to sell at once, list your houses with us; have also city property to exchange for good farm lands. Give us a trial. John P. Blichfeldt & Co., 435 Temple Court.

WANTED—LISTINGS OF GOOD HOUSES AND lots in all parts of the city, especially eighth ward and Sunnyside; have many applications. If you want to sell, see me. Walter L. Badger, 300 Oneida block.

WANTED—A TRACT OF ABOUT 40 ACRES, near Minneapolis, for dairy purposes. Something near Minnehaha preferred. J. A. Johnson, real estate dealer, 208 Bank of Commerce, Minneapolis.

WE HAVE A CASH BUYER FOR HOUSES from $800 to $