REAL ESTATE FOR SALE

Improved.

$3,375—ON EMERSON AV. S, NEAR 27th st; a new, fully modern, 8-room house, with full basement and well lighted attic; hardwood floors all over and selected birch finish on first floor; best open plumbing and fixtures in bathroom, and a fine Economy heating plant in the basement; laundry fully equipped with trays; full complement of storm sash, and lot will be graded and sodded; also stone walks to house from street.

$3,650—A new, never occupied, 8-room, fully modern house, hardwood finish and floors, full basement, first-class heating plant, situated on one of the finest residence avenues on the North side; convenient to North Side high school, Logan school and library. Get farther particulars at office.

$3,175—On Stevens av, near 34th st, a fully modern, 8-room house, parquet floors and hardwood finish on first floor; bathroom fitted with best modern conveniences; full basement; an A1 heating plant, storm windows and screens. Terms, about $1,000 cash and balance to suit.

$2,650—A new, modern, 7-room cottage house. This house is thoroughly well-built, contains all modern conveniences except heating plant; is exceedingly attractive outside and very conveniently arranged inside. We are confident it will please you. Terms, about $650 cash and balance monthly payments or to suit. Location, eighth ward.

$2,800—A brand new, fully modern (except heat), 8-room house, selected hardwood finish, best modern plumbing, full basement, hardwood floors, handsomely decorated, everything pertaining first-class; near Grand av and 33d st.

$2,875—7-room fully modern house, oak finish, selected hardwood floors all over, best modern plumbing, full basement, first-class hot water heating plant. Location south, well in. Get farther particulars at office.

SPECIAL—$1,700—Five acres of fine garden land and practically new 7-room house, within ½ mile of city limits. Terms and location given at office.

THOMPSON BROS.,
101 Fourth St. S.

SOME REAL ESTATE BARGAINS.
Cal., Los Angeles Co., fine 10-A. fruit ranch.
Can., Alberta, near Shephard, 320-A. farm.
Assa., near Grenfell, 320-A. equd. ranch.
Colo., Rio Blanco Co., 720 A. and impts.
Colo., Larimer Co., excellent 48-A. farm.
Colo., Delta Co., fine farm 160 A.
Chicago, Blue Island, good bldg. lot.
Chicago, 4 lots, Ridgland and Belmont avs.
Near Chicago, Maywood, 8-r. res. and lot.
Ind., Dubois Co., excellent 240-A. farm.
Iowa, Beaver, store bldg., living rooms, lot.
Ky., Boone Co., 15 A., fine rich soil.
Mass., East Billerica, gentleman's country res. and 25 A.; artist's studio; mod. impts.
Mass., Gloucester, 2 res. and 83,059 sq. ft. land; beautiful location for gentleman's estate or hotel site.
Detroit, good 8-r. house, Rivard st.
Minn., Otter Tail Co., fine 80-A. farm.
Minn., Sherburne Co., 2 tracks fine land, 40 A. each; well located; near Princeton.
Minn., Goodhue Co., 80 A. and impts.
N. J., So. Orange, magnificent furnished res. and 2½ A.; 12 r. and bath; mod. conveniences.
N. J., Milburn, mod. res. and lot.
N. Y., Rosendale, store, dwel. and other bldgs. and ¼ A. land; splendid bus. location.
N. Y., Port Chester, fine 13-r. res and lot.
N. Y., Ithaca, good 16-r. res. and lot.
N. D., Stutsman Co., 312 A.; good soil.
N. D., Adrian, LaMoure Co., 640 A. fine land.
Toledo, 2 lots, cottage, Shaw's Monroe St. Add.
Pa., Bucks Co., 18 A. and impts.
Va., Warwick Co., 53 A.; fine soil.
Wash., near Walla Walla, 27 A. irrigated.
Wis., La Pointe, 4 A. cultivated land.
Wyo., Carbon Co., fine ranch property, 3,360 A.; 1,760 A. deeded land; 1,600 A. leased; furnished house and complete eqpt. and stock.
Complete sawmill plant, 1,000 A. timber, near Jefferson, Tex.; daily cap., 35,000 to 40,000 ft.
Men's furnishing and hat bus., stock and fixt., Muncie, Ind., at 90 per cent of inv.
Magnificent hotel property, St. Joseph, Mo.; 80 guest rooms; all mod. conv.; only first-class hotel in city; est. reputation.
Jewelry bus., stock., fixt., Lake Village, Ark.
W. M. OSTRANDER, N. A. BLDG., PHILA.
GREAT WESTERN CONSTRUCTION CO.,

GARDEN HOME.
3½ acres near Lyndale and 58th st S, only a step to the new car line, all set out to raspberries, blackberries, currants and strawberries; large windmill and tank and iron pipes to supply water to every part of the land; soil rich as can be made; snug 7-room house, basement, hardwood floors, nice barn and chicken house. As perfect a home as man can make, and so cheap that Morrison-Crittenden Co., 507 Phoenix, thinks it is one of their best bargains.

INVESTMENT.
We have an 18-room 4-flat building, almost new, fine condition, that will rent for $45 per month, or 25 per cent interest on your money. No repairs needed for 5 years. This is cheaper than stealing it.

CHEAP—MODERN HOMES.
$2,650 will buy a new, fully modern house, piped for furnace, hardwood finish, near Clinton school, 8th ward. This is a great bargain and should sell to-morrow; full lot.
$2,800—Fully modern and new. This is the most artistic cottage in the city for the money. New idea in roof, front door, and general arrangement; hardwood finish, and has 4 rooms on 1st floor and 3 on second; fine, sightly corner, inside 27th.
On Colfax, near 31st, we have an 8-room house that is a dandy, everything the best and the best of everything, and cheap. Why, we can give you a bargain right here and in a brand new house. Say, you want to see it by all means. Key at office. Price, only $3,500.

FINE MODERN HOMES.
$5,600—10 rooms—large rooms—extra large rooms; steam heat, all hardwood, grates, and mantels, sideboard and closets galore—2 lots, double corner, right in the midst of $10,000 homes, and worth $10,000, but we are going to give you, yes you, a bargain if you want it. See us for anything in a home.
MORRISON-CRITTENDEN CO.,
507 Phoenix.

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

$3,750 for new all-modern 7-room house, near Dupont av S and 33d st. This cosy little home must be seen to be appreciated.

$1,850 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.

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

$2,700 only for a 9-room house, modern except heat, on Groveland near Nicollet; beautiful surroundings.

2010 Crystal Lake av—Nine-room house, cellar, cistern and barn; large lot, with nice shade trees; only $2,200; just the place for a nice quiet home; all improvements in the street and paid for; will sell on 20th century plan.

$5,000 for property on 8th st S near 7th av; lot 62x165, partly modern; rents for $50 per month.

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 any my list before buying.
J. A. WALTERS,
New York Life Building.

605 KASOTA BLOCK,
HOMES.
WE WILL BUY OR BUILD YOU A HOME ON SMALL PAYMENTS.
YOU CAN GET IT,
AT ONCE,
IN SIX MONTHS,
IN NINE MONTHS,
IN ONE YEAR.
THESE OPTIONS GUARANTEED OR MONEY REFUNDED.
WE DRAW PLANS AND MAKE ESTIMATES FREE OF CHARGE.
WE HAVE MANY DESIRABLE PLANS NOW READY FOR INSPECTION.
GREAT WESTERN CONSTRUCTION CO.,
605 KASOTA BLOCK,
CORNER 4TH ST AND HENNEPIN.

$3,850—42x118, PORTLAND AV, NEAR 34th ST, nine-room modern house.
$3,800—40x128, Emerson av S, near 27th st; ten rooms, modern, and barn.
$3,000—13 acres, with house of six rooms on first floor, second floor not finished, built three years; barn, chicken-house, 30 bearing plum trees, strawberries, etc.; large lawn with fine trees; location near Lake Amelia, in South Minneapolis.
$2,000—41x118, Columbus av, near Lake st; eight rooms, city water, cellar and cistern.
$2,100—50x128, 3d av, near 27th st; seven rooms, city water and gas; fine shade trees; good condition.
$1,650—44x177, Polk st NE; eight rooms, city water, cellar; fine corner lot.
$800—Minnehaha av, near Franklin; five rooms.
$950—Irving av N, near 20th; six rooms.
$850—28th st S, near 26th av; five rooms.
Houses at all prices. Ask for catalog.
WALTER L. BADGER,
300 Oneida Block.

QUOTATION NO. 5.

"Early to bed, early to rise, makes a man healthy, wealthy and wise."

Read about this contest on Page 6.

REAL ESTATE FOR SALE

Improved.
Continued.

$8,500—50x135, IRVING AV S, NEAR DOUGLAS; nine rooms, modern, hardwood finish, hardwood floors, brick mantel and fireplace, built-in sideboard, built-in refrigerator, open plumbing, large attic finished, full basement, laundry, vegetable cellar and combination furnace; barn. A very pretty home.
$9,500—50x150, Irving av S, near 18th; fine ten-room modern house, first floor hardwood, second floor Georgia pine.
$12,500—50x135, fine 12-room modern house, Colfax av, near Douglas.
$15,000—75x135, Fine 12-room modern house on Lowry Hill.
$7,500—50x135, good ten-room house on 2d av S, near Franklin.
$5,500—45x123, W Lake, near Calhoun; eight rooms, thoroughly modern, and a perfect beauty. You ought to see this house.
$5,800—40x127, Dupont, near 25th st; nine-room modern house, only four years old.
$4,800—40x128, Harriet av, near 26th st; new eight-room house. It is a perfect picture. Let me show you this.
Houses at all prices. Ask for catalog.
WALTER L. BADGER,
300 Oneida Block.

ARE YOU

If so, you are a renter. Why not be an owner instead? Call and we will be glad to explain how this can be done. We will buy or build you a home, according to your own plans, and you pay us monthly installments amounting to less than rent for a similar property. A $1,500 home would cost you only $12 per month. Call and investigate.

WESTERN INVESTMENT
& REALTY CO.,
208 New York Life Building.
(Note change of address.)

PAYING RENT?

$5,800—EAST-FRONT, NEW, EIGHT-room house, just finished, at 2504 Garfield av; no contract work, and built for owner; ventilating system, swell mantel, built-in sideboard and china closet, with lots of fine panel work, completely fitted kitchen; lavatory on first floor; beam ceiling, hardwood floors and hardwood finish throughout, fine bathroom, linen closet and medicine cabinet, up-to-date plumbing, lots of rich plate and leaded glass; eight-foot-foot basement divided into compartments consisting of up-to-date laundry, vegetable, fruit, coal and boiler rooms; first-class hot-water plant of large radiation; large attic; storm windows. This house must be seen to be fully appreciated. Come and see. Goods terms can be made.

PHIL T. MEGAARDEN,
735 Temple Court.

WE WILL BUY OR BUILD FOR YOU, Auywhere, 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.

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.

WRITE FOR FULL PARTICULARS.
Fla., near Orlando, 3 a.; ¾ a. shedded pinery.
Kans., Kansas City, good house and 4 lots.
Me., Leeds, overlooking Androscoggin Lake, fine 13-r. res, and 2 a.; good stable.
Mich., Genesee Co., 140 a. and impts.
Mont., Carbon Co., 160-a. farm; coal underlying.
N. J., Red Bank, 7-r. res. and lot.
N. Y., Pleasant Valley, store and dwel.; 1 a.
N. C., nr. Pine Bluff, 14 a. timbered farm.
Pa., Delaware Co., fine 71-a. farm.
Wash., Northport, 2 finely located lots.
Furniture, carpets, wall paper, glass, stock, fixt. and bldg., Goldendale, Wash.
Wagon and bending factory, Sherwood, Wis.
Pat. medicine bus. (Chill Tonic Bus., including mfg. and sale of 5 other preparations), accounts and stock on hand, Suffolk, Va.
W. M. OSTRANDER, N. A. Bldg., Phila.

NEW HOUSES.
For Sale on Easy Terms.
$4,100—House, 3045 9th av S, 8 rooms, hardwood floors and finish, hot air heat, bath, laundry, etc.; lot 42x128.
$4,600—3039 9th av S, 9 rooms, hardwood floors and finish, hot air heat, bath, laundry, etc., lot 42x128.
$4,000—2924 3d av S, 11 rooms, hardwood floors and finish, hot air heat, bath, laundry, etc.; lot 46x128.
$5,000—3044 9th av S, 11 rooms, hardwood floors and finish, hot air heat, bath, laundry, etc.; lot 42x128; corner.
THORPE BROS., Real Estate and Loans,
Andrus Building.

HOMES. HOMES. HOMES. HOMES. HOMES.
Call and we will show you how your rent money can purchase a home.
HOME BUILDING REALTY CO.
PLAN SAFEST, SUREST AND BEST.
511 New York Life Building.
HOMES. HOMES. HOMES. HOMES. HOMES.

IF YOU WANT A HOME
ON EASY PAYMENTS,
THE
U. S. INSTALLMENT REALTY CO.,
CAN SUPPLY YOU. CALL AT
300 KASOTA BLOCK.

WHEN YOU WILL BE SURE TO BUY A GOOD farm for your money, call first for our spring circular. You will find all kinds; clay loam top soil, black loam with clay subsoil; also sandy loam with clay subsoil; all located near station, schools, churches, and good markets; title correct and lots of them round Minneapolis; all farms are in fine running, and every one is examined by our agents before we advertise it.
JULIUS GROSSE CO.,
Boston Block, Minneapolis.

WATCH FOR OUR
NEW ILLUSTRATED CATALOGUE,
Which will be issued during the coming week. This edition will contain a choice collection of over 400 houses, suitable for homes, ranging in price from $750 up, which can be bought ON EASY TERMS, with a small cash payment and the balance MONTHLY TO suit.
We make a specialty of this class of property, and are fully equipped to furnish you with a home on practically your own terms.
BARNES BROTHERS,
200 ONEIDA BUILDING, 104 4th ST S.

$2,800—NEARLY NEW SEVEN-ROOM HOUSE, one block from Park av, near Lake st; hardwood floors, hard pine finish, newly papered and painted; very conveniently arranged; bath, gas, city water, 80-barrel cistern, excellent well of water, large lot, good barn, stone walks and shade trees; all modern except heat; everything in first-class condition and repair; best bargain in the city and will be sold soon. Call early.
MURRAY BROS, 518 BOSTON BLOCK.

FOR SALE—AN IDEAL HOME OR SUMMER resort on Star lake, Minnesota; good hunting and fishing; a bargain. Address Emil Johnson, Campbell, Minn.

REAL ESTATE FOR SALE

Improved.
Continued.

ONLY ONE SUCH
CHANCE IN A LIFE TIME.
A beautiful homestead only seven miles from station and less than 100 miles from Minneapolis, with buildings and $3,000 forth of timber. Present entryman compelled to relinquish will sell his right for $250. Call at once, or send stamp for answer.
TINGDALE BROS.,
Bank of Commerce, Minneapolis, Minn.
(Against)

$150 CASH AND $10 PER MONTH, SIX-ROOM house on Oliver av N; two lots, on corner; cellar, cistern and well; price $1,300; or $1,000 with one lot.
$300 cash and $12 per month, six-room house, 20th av S, near Franklin; price $1,050.
$200 cash and $12 per month, six-room house on 17th av S, near 28th st; price $1,200.
LANGLEY BROS.,
309 Kasota Block.

MUST SELL AT ONCE.
160 acres level, rich soil, half nearly cleared, balance 25 cords hardwood per acre, worth $4 cord; station two miles, about 100 miles from Minneapolis, 90 miles from Duluth; $7.50 per acre, $2.50 down, balance five yearly payments. Adjoining land held at $15.
TINGDALE BROS.,
Bank of Commerce, Minneapolis, Minn.
(His)

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.

$1,350—BUYS 9-ROOM HOUSE INSIDE 35th ST, two car lines, city water, gas is in street. Might shade this for cash equity. Rented $15 per month.
Park avenue residence, new and first-class, inside 35th st, also inside 32d st. Glad to show property.
L. L. SUTHERLAND, Real Estate, Rentals, Loans, Solid Insurance. 503 Oneida Block.

500 HOUSES FOR SALE.
We have 500 house and lots in all parts of the city from $600 up. Also improved and wild lands. Call and see us before buying elsewhere.
SEELEY & ECKLUND,
Loan and Trust Building,
311 Nicollet Av. (Never)

$2,300—CHEAPEST AND BEST NEW HOME for the money; 8 rooms, hardwood finish and floors; large lot; 2312 Penn av N.
$3,500—Fine 9-room modern home, near Lake Calhoun on Holmes av. This price for short time.
We write Fire, Tornado and Burglar Insurance. Lauderdale & Co., Temple Court.

UNIVERSITY DISTRICT.
We are known as Southeast real estate dealers, and can sell you most any house or lot that is for sale in this district. Write or call on us.
SEELEY & ECKLUND,
Loan & Trust Building, No. 311 Nicollet Av. (It's)

A GOOD HOME AT A BARGAIN ON 25th ST S, near Minnehaha car line, a seven-room house, in excellent condition, well, cistern and good stone cellar, also small barn. Improvements could not be duplicated for less than $1,500. Will sell the whole property, including the lot for $1,000 on reasonable terms.
C. A. QUIST & CO., 202 4th st S.

13 ACRES FOR $500, CASH OR MONTHLY payments; land high and level, covered with oak, 7 miles from union depot, 4 miles city limits, half-mile from Fridley, opposite Camden, between railroad and county road, which has been surveyed for street cars. E. J. Ersin, Detroit City, Minn.

FOR SALE—A SNAP—12-ROOM HOUSE, arranged for two families; lot 67½x100; inside of 11th av and 17th st; $3,700. Nine-room house and barn, all modern; lot 50x150; east front; inside of 19th st and 9th av S. If sold at once, will take $4,200. 640 Temple Court. Louis N. Gayner.

$150 CASH AND $12.50 PER MONTH WILL buy new 5-room house on full lot.
$1,650 for good house in best part of S. E. Minneapolis. A bargain and easy terms.
A. R. McNICHOL INVESTMENT CO.,
417 Guaranty Loan Bldg.

BARGAINS IN NEW MODERN ST. ANTHONY Park houses.
W. W. CLARK REALTY CO.,
313 Nicollet.
Call Sunday, 2268 Commonwealth st, St. Anthony Park. Como-Harriet line.

ONE OF OUR 10 PER CENT HOUSES.
A very good seven-room house, with large lot, near Minnehaha car line and 24th st, at only $1,250; $125 cash handles it.
W. W. CLARK REALTY CO.,
313 Nicollet.

NICE EIGHT-ROOM HOUSE, OVERLOOKING McNair's acres at 16th av N; city water on two floors; full-sized lot; front and back stairs. Well arranged for two families. Will take cheap lot in part payment. Newhall, 550 Temple Court.

$2,300—GREAT SNAP—SEVEN ROOMS, HARDwood finish; modern except heat; full basement; laundry; east front; shade trees; large barn; full size lot; easy terms; eighth ward; two blocks from Nicollet. J. B. Gleason, 509 Phoenix.

AGRICULTURAL, FRUIT-GROWING AND grazing lands cheap in Oklahoma and Texas; excursions first and third Tuesdays. For information, call or write C. L. Tallmadge, Southwestern Land Co., 7 7th st S, Minneapolis.

FOR SALE—STRICTLY MODERN TEN-ROOM house; complete; cost $11,500; fine neighborhood; sell at a big sacrifice; must be sold.
McQuade & McQuade,
712 Northwestern Block.

$800—EIGHT-ROOM HOUSE ON JAMES AV N, near 28th, in good condition and located on a slightly knoll among the oak trees; $100 cash and balance $15 month. Frank P. Nicoll, 1026 Guaranty building.

MODERN 10-ROOM HOUSE, NEAR UNIVERsity; only $3,000, $500 cash, payment of $300; 60 feet of land. Sewer, water, gas.
W. W. CLARK REALTY CO.,
313 Nicollet.

2545 HARRIET AV, 11-ROOM MODERN house, full plumbing, combination heat, a very decided bargain at $4,500; $15 cash.
W. W. CLARK REALTY CO.,
313 Nicollet.

YOU CAN HAVE A HOUSE THAT RENTS FOR $15 per month on monthly payments of only $13.50, near 38th and Bryant av; lots 50x135 each.
W. W. CLARK REALTY CO.,
313 Nicollet.

FOR SALE—THE FINEST LOT OF MODERN houses in the city at very reasonable prices. Choice locations. Also other desirable property. Call and examine before buying. Gates & Hall, 540 Temple Court.

$2,900—NINE-ROOM HOUSE ON GARFIELD av. Hardwood finish, bathroom, open plumbing, etc. Possession at once; $400 cash and monthly payments. Frank P. Nicoll, 1026 Guaranty building. (Still)

TEN PER CENT CASH AND MONTHLY PAYments. We still 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.

THEY ARE BRAN NEW
AND WILL SUIT YOU.
Four houses on Lowry Hill. Don't miss this offer. Farm & Home Investment Co., 715 Phoenix Bldg.

500 HOUSES IN ALL PARTS OF THE CITY from $600 up; also improved farm lands; see our list before buying elsewhere. Seeley & Ecklund, Loan and Trust bldg, 311 Nicollet av.

$2,200 FOR 1820 PORTLAND AV, 8 ROOMS, all modern but heat.
$2,000—2409 Chicago av, 8 rooms, city water.
J. C. HALL, 736 LUMBER EXCHANGE.

DO YOU WANT TO BUY A SUMMER HOME AT Taylor's Falls. Your choice of several at from $1,000 to $3,000. Desirable locations; buy at once of Ed H. Folsom, Taylors Falls, Minn.

WHY PAY RENT? A NEAT LITTLE HOME, with two lots, $900. Another, six-room house, best bargain in city, for $1,000. Chas. M. Morton, 300-302 Nicollet av, room 363.

2019 KENWOOD PARKWAY—VERY DESIRable, all-modern, hardwood floors, combination heat; large barn. Franklin Benner, 508 Bank of Commerce building.

OREGON HOMESTEAD LANDS; 500 HOMEsteads; fine level wheat and fruit lands; close to railroad. Address Cliff & Fumey, 49 Lobbe building, Portland, Ore.

20-ACRE GARDEN AND POULTRY BUILDings. 50 thoroughbred White Plymouth Rocks, if desired. Mile from city, north. Owner, 1023 6th av N. city.

FOR SALE BY OWNER—MODERN NINEroom house in perfect order; cistern, blinds, storm sash, half block from cars; $5,000. 3122 Clinton av.

A STRICTLY MODERN UP-TO-DATE HOUSE, eight rooms, besides reception hall, corner Bryant and 31st S; bargain. Fitzgerald, 3018 Aldrich av S.

SOME ARE GONE—
New ones listed. Call and get our list and prices. Farm & Home Investment Co., 715 Phoenix Bldg.

WE HAVE A NUMBER OF MODERN HOUSES in Kenwood district which we can sell at a bargain. J. F. Conklin & Zonne Co., 115 Temple Court.

$1,600—SIX-ROOM COTTAGE, GOOD CONDItion; nice location; 2525 Stevens; $300 down, $15 monthly; must sell. Fitzgerald, 3018 Aldrich av S.

MODERN HOUSES, 72 ROYALSTON AND 1900 Hawthorn av, within walking distance; below actual value; easy terms. See owner, 1900 Hawthorn.

AT ST. ANTHONY PARK—GOOD EIGHT-ROOM house, taken on foreclosure. Price $2,000. Terms to suit. J. D. Cleghorn, 1034 Guaranty Bldg.

FOR RENT—HIGHLY IMPROVED 300-ACRE farm, near Minnetonka, to reliable party who has teams or cash to buy. Address 7926, Journal.

DO YOU WISH TO SELL? THEY DON'T LAST long with us. List your property now. Farm & Home Investment Co., 715 Phoenix Bldg.

REAL ESTATE FOR SALE

Improved.
Continued.

(A-18) COME QUICK IF YOU WANT IT—10-room house near state university. Farm & Home Investment Co., 715 Phoenix Bldg.

A HOME IN ST. ANTHONY PARK, BRAND new; all hardwood finish; near school; near car; $3,200. Smith, 516 Phoenix bldg.

12-ROOM MODERN HOUSE AND BARN ON Lowry Hill—1776 Girard av S—for sale cheap on easy terms. J. D. Barrett, owner.

EIGHT-ROOM HOUSE FOR $1,000; ONLY $100 down; balance $15 monthly, with 6 per cent interest. Newhall, 550 Temple Court.

FOR SALE—$4,000 TAKES A MODERN NINEroom house in vicinity of University; see owner, Ira C. Jones, 717 16th av SE.

NEW HOUSES BUILT TO SUIT PURCHASERS. Easy terms, monthly payments. Minnesota Title Insurance & Trust Co.

A. D. EADS HAS REMOVED HIS REAL EState office to 209 Bank of Commerce building. Telephone, Main 2317-L1.

FOR RENT OR SALE—ON CROP PAYMENTS, several choice farms; send for list. J. Mulhall, Sioux City, Iowa.

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

Unimproved.

$1,000—LOT ON LOGAN AV S, BETWEEN MT. Curve and Douglas; east front, 50x135.
$1,000 each, lots on Pillsbury av between 25th and 26th sts; east and west fronts; 44x165.
$1,400—Lot on Humboldt av S between 22d and 24th; east front, 50x150.
$1,500—Lot on Colfax av S between 25th and 26th; east front, 50x127.
$1,500—Lots on Blaisdell av between 20th and 26th, 50x165 each; east fronts.
$2,000 each, Nicollet av, between Franklin and 22d st; 47x193; east front.
$2,000—Lot, corner of Blaisdell av, corner of 25th; east front; 50x165.
$2,000—Double corner, Garfield av S and 26th st, 90x120.
$2,100—Lot on Dupont av S, between Lincoln and Franklin, 50x135.
$2,250—Lot on 3d av S between 19th and Franklin, 50x128.
$2,500—Lot on Dupont av S between Summit and Lincoln, 50x135.
$2,500—Lot on Hennepin av S, corner of 27th st, 57x170x105; a fine south and east front corner; easy terms.
$2,500—Lot on 8th st, facing Elliot park, between 9th and 10th av S, 66x165.
$3,500 each, lots on Vine place, facing Clifton, 55x161 each.
$4,500—75x135, corner Dupont av S and Summit; east front.
THORPE BROS.,
Andrus Building.

HOUSES FOR SALE—C. G. LESTER.
$1,400—16th av S and 25th st.
$1,700—18th av S and 22d st.
$1,700—17th av S and 26th st.
$2,000—11th av S and 25th st.
$2,600—31st st near Cedar.
$1,200—Emerson and 32d av N.
$2,500—Emerson and 22d av N.
$1,500—Penn av and 27th av N.
$1,800—32d av near 4th st N.
$2,800—Chicago av near 16th st; modern.
$3,500—Grand av near 26th st; modern.
$3,200—3d av S near 26th st; modern.
$3,500—2d av S and 36th st, new, modern.
Exchange land for house; fine soil.
$375—acre, Columbus av, near Lake st.
C. G. LESTER, CENTURY BLDG.

$3,100—COMPLETE MODERN HOUSE, 7 ROOMS and bath, Lyndale, near 34th st.
$250—Double southeast corner, Blaisdell and 49th st; easy terms.
$1,700—15 lots, Bryant and 48th st; close to car; easy terms.
$675—Three lots, Bryant and 26th st; water, stone walk; lie perfect.
$1,100—Lot on Lake of Isles boulevard at 26th st, 65x148, perfect lot.
List your property with us. We buy and sell city property.
CROWELL & CROCKER,
815 Bank of Commerce Bldg.

$1,300—50x135, IRVING AV S NEAR 19th ST, fine lot, with all improvements in; bargain.
$800—40x118, Park av, near 33d st.
$800—40x128, Grand av, near 26th st; all improvements in street; east front.
$1,050—50-foot lot on Humboldt, near 22d st; all improvements in; it's cheap.
$850—50 feet on Morgan av near Mt. Curve; it's a bargain.
Lots at $75 and upward.
WALTER L. BADGER,
300 Oenida Building.

SNAP BARGAINS.
$550 buys Chicago av lot near 32d; sewer and stone walk paid for.
$425 buys Oakland av lot near 34th st; gas and water. Park av, inside 35th; sewer, water and gas; 49-foot lot, east or west front, cheap. Park av, near 34th st. Three 49-foot lots together. Great bargain for builder.
L. L. Sutherland, Real Estate, Rentals, Loans, Solid Insurance. 503 Oneida Block.

PARK AVENUE.
We have several choice lots on this avenue, between 24th and 28th street. We can sell cheap.
THORPE BROS.,
Andrus Building.

$300—LOTS, OAK PARK, SEWER, WATER, sidewalk; small payment down, balance monthly; buy now and build in the spring. I have some of the finest left, but they are selling; these prices will not last. C. G. Lester, Century building.

LAKE HARRIET LOTS, $150 UP; CHOICE lots, 2½ blocks from lake; east front; beautiful view; $350; get busy and pick these up. T. C. phone, 4455. J. F. Wilkes, 807 Phoenix bldg. or 4537 Washburn av S.

GARDEN LOTS—DO YOU WANT TO TRY gardening this spring? I have several nice, level lots near Cedar av and 39th. Will sell on five years' time and easy payments. Frank P. Nicoll, 1026 Guaranty building. (Same)

FIVE VACANT LOTS, NEARLY ONE ACRE, two corners; three blocks to schools, churches, stores and Nicollet car line. If you appreciate a bargain, this is your chance. G. H. Brownell, Boston block.

$250 EACH FOR TWO FINE LOTS ON PLEASant av, 37x169 each; fine for garden; $100 cash and balance $10 month. Frank P. Nicoll, 1026 Guaranty building. (The)

DO YOU WANT TO RAISE POULTRY? I have just the place. Five acres, Bloomington av and 40th st. Will sell on ten years' time. This is the poor man's chance. Frank P. Nicoll, 1026 Guaranty building.

SOUTHEAST BARGAINS.
$70 per foot, lots on 5th st SE, between 6th and 7th avs; easy terms.
THORPE BROS.,
Andrus Building.

WE HAVE 100x130 FEET ON STEVENS AV, next to C. A. Pillsbury's, facing Washburn's, we can sell cheap.
THORPE BROS.,
Andrus Building.

$325 EACH FOR THREE BEAUTIFUL WEST front lots, 1st av S, inside 36th st; easy terms if improved.
J. C. HALL, 736 LUMBER EXCHANGE.

$430—EAST FRONT LOT ON GARFIELD AV, near 31st, 46x128; stone walk, water and gas; $50 cash and $10 month. Frank P. Nicoll, 1026 Guaranty building. (Opinion)

$2,850 FOR FOUR LOTS ON CORNER 27th ST and Garfield; sewer, water, gas, stone walk. Must be sold at once. Make offer! Geo. H. Hutchins, 504 Hennepin av.

$450—FINE LOT ON PILLSBURY AV, NEAR 32d, 42x250; stone walk, water and gas; $50 cash and $10 month. Frank P. Nicoll, 1026 Guaranty building.

MY NEW PRICE LIST OF LOTS AT LINDEN Hills is now ready. Over 300 lots to choose from. Edmund G. Walton, agent, 300 Hennepin av.

$325 FOR EACH OF FOUR BEAUTIFUL WEST front lots; 1st av S inside 36th st; easy terms if improved. J. C. Hull, 736 Lumber Exchange.

FOR SALE—THREE LOTS LOCATED ON PARK av between 34th and 35th sts; prices right. Write owner, Postoffice Box 88, Excelsior, Minn.

ARE YOU GOING TO BUILD IN EIGHTH ward? $275 for large high lot, Fremont and 32d; snap. Fitzgerald, 3018 Aldrich av S.

A SNAP—FINEST LOT IN OAK PARK AT half its value. All improvements in street. Owner, 1105 Knox av N.

Farm Lands.

$1 AN ACRE DOWN
Buys your choice from 40 acres up to 10,000 acres in Aitkin and Itasca counties, Minnesota.
TIMBER AND MEADOW LAND.
Good soil, running streams and small lakes, healthy climate, good markets, dairy, vegetable and grain land; more than twice enough hardwood to pay for land. Price $8 per acre for choice; five yearly payments; perfect title.
Formerly sold at $9 to $12 per acre, but owner went bankrupt in other business. We are appointed trustees and compelled to sell.
Buy now and you can have choice of selection any time within six months. Send for maps and particulars.
ELWOOD LAND COMPANY,
(Incorporated Capital $100,000.00.)
Scandinavian-American Bank Building,
St. Paul, Minn.

STOCK FARM OF 360 ACRES—SEVEN MILES from one of the best towns in state; only 50 miles from Minneapolis. 160 acres under plow; 80 acres meadow; balance in timber, fenced in for pasture. Buildings valued at $3,600, consisting of good frame house of ten rooms, stone cellar; barn, 50x84, in good repair; will hold 60 head of cattle, 10 head of horses and 100 tons of hay; frame granary, corncrib, hoghouse, chicken-house, milk and icehouse; one windmill and tanks, and building used for grinding feed. Farm all fenced; three good wells, watered by river and spring brook that never freezes. Price $18 per acre. Can be bought on favorable terms. For particulars, write M. S. Rutherford, Princeton, Minn.

GENTLEMAN BOUGHT 200 MAGNIFICENT acres, two miles big town; thirty minutes Minneapolis; got thoroughly disgusted farming; big fool; determined return Minneapolis; accept medium residence ten blocks Donaldson's, long time; adjoining land, no better, just sold $50; every conceivable building and improvement. Ashley Mears, 2708 Aldrich.

REAL ESTATE FOR SALE

Farm Lands.
Continued.

HAVE YOU GOT A LITTLE MONEY YOU want to put into a farm? Why not invest in that in which you cannot lose?
We have some of the best bargains in the country in farm lands. A very small payment would give you a farm of 80 or 160 acres. Our lands lie in almost every state as well as Canada.
We can furnish you with anything you want, large or small.
If you want to homestead we can procure for you 160 acres for very little—or perhaps for nothing; ask about it.
MINNESOTA LAND AND LOCATING CO.,
1403 Washington av S,
Minneapolis, Minn.

FARM—MAPLE SUGAR BUSH — TROUT stream; 130 acres; 1½ miles from Downing village, on Wisconsin Central railway; 60 miles east of St. Paul; level highway; ideal stock farm; large never freezing spring-fed trout stream and ponds; new house, stone foundation and cellar; barn, granary; suitable for city man's country place; $3,850. 80 acres, 2 miles from Glenwood City; 40 cultivated, remainder hardwood timber, pasture; frame house, stone foundation, barn, well, clay loam soil, $1,850. 80 acres, 2½ miles from Glenwood city; level, easily cleared, some hardwood timber, running water, $1,350. H. J. Baldwin, Glenwood (City), Wis. (Nine)

80 ACRES, RICH BLACK SOIL, 2½ MILES from Long Lake, 18 miles from Minneapolis. House, barns, sheds, granary, etc. Five acres in berries. Actually worth over $6,500. Price $5,000.
30-acre berry farm, in Minnetonka fruit district. House, barn and other improvements. Price $3,000.
280 acres near Rhinelander, Wis.; 100 acres under cultivation; splendid buildings; $2,000 personal property included. Sale price has been reduced to $6,500 to force sale by April 1. Cannot be duplicated for less than $9,000. Write for particulars. Yale Land Company, 206 4th st S.

SPECIAL IN GARDEN LAND.
80 acres fronting on lake, 5 miles from the courthouse. Will sell part or all at a bargain. Owner wishes to leave the state. Also 5, 10 or 15 acres on Minnehaha parkway and Lyndale av. $2,000 buys an acre lot and buildings costing $1,000, near Washburn car. $125 per acre, choice land on Lyndale south of city. Electric car will run by this. Several other choice tracts and farms in Hennepin county. Wild land in northern Minnesota and Wisconsin.
I. A. DUNSMOOR, 616 PHOENIX.

IMPROVED FARM HOMES.
Improved farm homes for laboring men and renters, in 40-acre tracts or more, with good house, all complete and ready to move into. All hardwood timber land, on good public roads, near schools, churches and creameries. Good neighbors. Near a town having a population of 2,000. Only 50 to 60 miles from St. Paul and Minneapolis. Price $5 to $15 per acre. Terms $1.50 per acre cash, balance on long time at a low rate of interest. For maps and further information, address Uecke's Land Agency, Cumberland, Wis.

SELECTED BARGAINS IN FARMS.
RENVILLE CO., MINN.—250 acres, $40.
ANOKA COUNTY—120 acres, $17.
KANDIYOHI—80 acres; cheap.
LAMOURE CO., N. D.—640; close to town; acre for acre other property for part of price.
RANSOM COUNTY—320 acres, $32.
STEELE COUNTY—320 acres; $22.