REAL ESTATE FOR SALE
Improved.

$3,250—NO. 3113 GARFIELD AV. VERY fine new seven-room house, with front and rear vestibules, large pantry, full basement, cemented; furnace, large bath with open nickel plated plumbing; hot and cold water; four fine closets, hardwood finish and floors first floor, staircase and bath; piped for gas; just being completed; very fine lot, 45x128. Terms.

$5,200—No. 601 Forest av. One block to Lyndale car line. Lowry Hill district; eight-room, strictly modern residence in fine shape, built three years. Could not begin to duplicate the property for the price asked. Will consider good vacant lot as part payment or sell on reasonable terms. Possession at once.

$1,375—No. 2603 Grand av. Six-room cottage, with city water, on a fine corner lot, 41x63; sewer, water, gas, stone walk, curb and gutter. A big snap. Terms.

$2,000—No. 604 Adams st NE. Good house of nine rooms, arranged for two families; also barn; east front lot, 40x120; all improvements in street. It's a bargain.

$1,000—Nos. 1422 and 1424 25th av N. Double house of ten rooms, renting for $15 per month; lot 45x106; best bargain in North Minneapolis.

$2,600—No. 2623 18th av S. New six-room house, with large hall, front and rear vestibules, pantry, full basement, cemented; bath with open nickel plated plumbing, hot and cold water, piped for gas; four large closets; lot 40x123; sewer, water and stone walk in street; stone walk around house. Terms.

$1,575—No. 2903 29th av S. New seven-room house, three large closets and storeroom, fine pantry, cellar, well and cistern; hardwood finish and floors first floor; very large lot, 48x157; just being completed. Terms.

$2,700—No. 3124 Stevens av. Good ten-room house, arranged for two families, and barn; fine east front lot, 46x128; all improvements, trees. This is cheap.

$3,150—No. 3613 2d av S. House of nine rooms, modern except heat, in fine condition, barn, very fine lot, 78x129, trees and shrubs; best bargain on the avenue.

$1,000—No. 207 19th av N. House of six rooms on a lot 82x66, stone walk, only half block to Washington av. It's a big snap.

$2,000—No. 1520 6th st SE. Modern house of seven rooms, situated on a corner lot; trees, stone walks and gas, sewer connections. Close to university.

$3,500—No. 2420 Lyndale av. Modern residence and good barn, situated on an east front lot, 45-foot front. This property cost twice the amount asked. Look it up at once.

D. C. Bell Investment Co.,
111 4th st S.

$7,000—SACRIFICE PRICE FOR LOWRY Hill home; most popular location in city; eight rooms and finished attic; hardwood floors, hot water heat, built-in sideboard, Davenport and music case, beautifully polished wood finish; numerous hand-painted and stained glass windows; complete and elegant in every detail; be sure and see it if you are looking for a home. Owner leaving city.

$4,900—East Side, beautiful, new, modern, up-to-date home, worth $5,500, on the popular resident street, not far from state university; built for a home and not "to sell"; owner leaving city.

$6,800. $3,900 and $3,500—Lake Harriet, new, modern homes, on and near Park boulevard, Linden Hills addition; one the popular two-flat style, six rooms each floor.

$2,485—If you want a modern, seven-room home cheap, in choice location, in first-class repair, and large lot, look at 2741 Stevens av; bathroom complete with open plumbing, gas, city water, all improvements in street and paid for; small cash payment down and $20 a month.

$4,750—Eight-room modern home, on Bryant av S, near 27th st; large east-front lot; everything in first-class condition. Must be sold in 10 days.

Lauderdale Co. & Sloane, Temple Court.

BARGAINS IN HOUSES.

$3,500—Two houses, each eight rooms, rents for $41, easy walking distance, a good investment and a snap, 564-6 7th av N.

$1,550—3148-50 Blaisdell av. Double house, rents for $18.

$3,500—1613 W 31st st. Eight rooms and bath, all modern, hardwood floors and finish throughout, may suit two families, within one block of Lake Calhoun where property is increasing in value almost daily.

$2,700—1315 Western av. Seven rooms, partly modern, double corner lot 83x134, good barn; the lot is worth more than the money asked; will exchange for other property.

$3,500—Double corner, Pleasant and 25th st, with 11-room house, lot alone is worth the money asked; best surroundings and cheapest piece in this vicinity.

$800—A six-room house on easy terms, within walking distance.

$1,450—Seven-room house on Lenox st SE. Beautiful location, overlooking the park, boulevard and Franklin av bridge, very cheap; easy terms, brand new, ready to move in.

$2,700—2531 Dupont av S. Seven rooms, hardwood floors, partly modern, best surroundings, 23 shade trees on lot; certainly a bargain.

$2,500—3343 Oakland av, corner, seven rooms, partly modern, barn, best surroundings.

Nickels & Smith,
311 Nicollet av.

NOTICE—THESE ARE BARGAINS.

$2,150—Seven rooms and bath, new open plumbing, porcelain tub and fixtures, hardwood floors first floor, gas, city water, gas fixtures, storm windows and screens, all in good condition; stone walks; strictly modern except heat; no better bargain in the eighth ward for the money; 27th and Dupont av S; easy terms.

$5,000—New, strictly modern, everything complete and up-to-date. This home is certainly worth $6,000; must be sold at once; easy terms; 27th and Pillsbury.

$4,150—New, strictly modern, no better built house in the eighth ward for the money; hardwood throughout; attic finished; completely decorated; five rooms on first floor, gas, grate and mantel; mahogany and oak finish; 27th near Hennepin.

$1,850—Cottage, new, six rooms, hardwood first floor, full basement, electric light and fixtures; beautiful shade, storm windows and screens; enameled sink and cesspool, built for this cold climate. This is certainly a great bargain and must be sold at once. Good reason for selling; very easy terms; one block from Nicollet; car every seven minutes. Now is your chance to get a bargain.

J. B. Gleason, 509 Phoenix.

MUST SELL A ONCE.

$8,500—No. 2428 Humboldt av S. A handsome house of nine rooms, two years old; reception room, hall, living room, large dining room, pantry and kitchen on first floor; oak and birch finish on first floor, grates and mantels, beautiful sideboard, beamed ceilings, four chambers and tiled bath on second floor, best of finish and hardwood floors used, nicely decorated, hot-water heat, large barn with two single stalls, two box stalls, wash rack, man's room and carriage room, east front lot 50x150 feet; all improvements in street; located in the Lowry Hill and Lake of the Isles district. Reasonable terms.

$1,600—4405 Upton av. A five-room cottage at Lake Harriet, city water and gas, house plastered, garden and lawn, shrubbery; large lot, 46⅔x145 feet. Very cheap for the price asked.

$1,500—625 Adams st NE. A nine-room house, good repair; lot 40x120 feet; monthly rental $18; all improvements in street.

$1,600—117 W 32d st. Ten rooms, in good repair, rents at present for $20 per month; would make into an excellent two-flat house; city water; a rare bargain.

Thorpe Bros., Andrus Bldg.

$2,200 FOR A NEW HOUSE.

3827 Chicago av is being completed and consists of seven fine large rooms, besides bath, and is located on a large high lot in a neighborhood of fine homes. Full basement with a heavy 16-inch concrete wall, frost and waterproof and cemented floor. First floor finished in mahogany and natural birch, fine reception hall with combination open stairway, large parlor and dining room. Kitchen is finely wainscoted and fully equipped with hot water tank and sink and has large back vestibule and pantry.

Second floor consists of three bedrooms with extra large closets and a tile bathroom, with open nickel plumbing and latest style fixtures. The best materials have been used in building this house, extra Star A. Star cedar shingles, narrow cedar siding, adamant plaster, select birch flooring; in fact the same kind of a house you have been looking at at from $3,000 to $3,200. This house will not be sold on easy terms but this price is made for at least half cash. If you want a good house, brand new and a bargain, see this Sunday.

Morrison-Crittenden Co., Phoenix Building.

$3,750

Will purchase a 10-room house on Emerson av S, near 27th st. If you are interested, see this at once, for you can not duplicate it. The first floor is finished in oak, with two beautiful mantels; there are parquet floors over the entire house; every room is elegantly decorated; has full basement, large attic and the latest plumbing. It will certainly satisfy the most conservative buyer.

$1,900

Buys good 6-room house on Irving av S; lot 50x130, east front; a genuine bargain; sewer, gas and water in street and paid for. Lot alone is worth $1,000.

$7,200

For an ideal home on Logan av in Green's addition, one-half block from car line. Nothing finer for the money on Lowry Hill. Beautifully finished from basement to attic. See this Monday.

B. F. Yeates,
907-8-9 Phoenix Building.

SACRIFICING HIS HOME.

Here it is; eight rooms, thoroughly modern; located only three blocks from the university, on a beautiful large lot, 55x165. Come and let me show you this property if you are looking for a home in Minneapolis; terms to suit will be made.

J. W. Westfall,
421 and 423 Kasota Building.

HOUSE FOR SALE CHEAP—EIGHT ROOMS, good repair. A. N. Dulette, Robbinsdale.

REAL ESTATE FOR SALE
Improved.
Continued.

AN EXCEPTIONAL OPPORTUNITY TO obtain a modern, eight-room home; splendid locality, fine neighborhood; large shade trees; 2633 Portland av; $5,000, which is great sacrifice price. Best block on this beautiful avenue.

David C. Bell Investment Co.,
111 4th St S.

$500 WILL PUT YOU IN POSSESSION OF THE finest house in Kenwood for the money; five rooms on the first floor, all finished in golden oak; mantel and grate, sideboard, paneled reception hall, open stairway, three rooms and alcove on second floor, full basement with hot water heat; house is two years old, stands on lot 50x150, with barn; this is located in the choicest part of Kenwood, being 1960 Sheridan av, just off the boulevard on the top of the hill. This remarkable bargain will be open for inspection at any time and the price is at least $1,000 less than it could be duplicated for. Easy monthly payments for balance. The owner of this house will also exchange it for lots or a cheap house. If you are dissatisfied with your location and want the best in the city will exchange with you, as the owner desires renting property.

Morrison-Crittenden Co., Phoenix Bldg.

$1,500—FIVE-ROOM HOUSE WITH BARN AND woodshed, 1001 Fremont N; city water and well; pleasant place; $200 down and $10 a month.

$850—A great bargain for good house and fine lot near 29th av car; four rooms finished down stairs and room for three upstairs; cellar and cistern; nearly full basement; $175 down and $5 or $10 a month.

A fine modern seven-room house, 1320 Penn av N, $3,000; good furnace; hardwood finish; nice lawn; $300 down and $25 a month.

$1,200—Six-room house, just finished; high east front lot, 3115 Upton av N; cellar and cistern; $100 down and $10 a month.

2601 Thomas av N, eight-room house with a lot and a half; very pleasant neighborhood. $1,850.

Lauderdale Co. & Sloane, 355 Temple Court.

A FEW NORTH SIDE BARGAINS.

Take a look at the beautiful corner house located on 2824 Emerson av N. One of the finest homes on the North Side. We offer this on any terms desired and for much less than cost of building. Only three years old and one of the most artistic houses ever built. A very fine barn is located on the lot, which could be converted into a delightful cottage.

1209 18th av N, corner of Fremont and 18th, is a new fully modern house and certainly a bargain for the price we ask. Only $3,500 for this corner. See us for terms and permission to examine.

Morrison-Crittenden Co., Phoenix Bldg.

3442 TENTH AV S

Is the most artistic and new modern dwelling ever placed on the market for the money; we are now quoting it, viz: $3,750. This house is brick-veneered with Roman pressed brick, and finished in beautiful birch and mahogany. The house includes seven fine rooms besides the bath, with double plate mirror in reception hall and every known convenience. You may take our word for it that this house will suit the most fastidious both in arrangement and architectural design. See it at your earliest convenience, and let us make you terms.

Morrison-Crittenden Co., Phoenix Building.

W. E. STEELE,
1002 Guaranty Loan Building.

For rent by July 10, No. 428 Ridgewood av, seven rooms and bath, newly papered and painted.

Store, 230 First st N, 80 by 21, two stories and basement; elevator.

Stores, 315, 317 and 319 Third st S, one story, 75x85; all space together or divided.

Store, 22 Second st N, one story, brick, 58x18.

GATES & ROBERTS, CONTRACTORS AND Builders, 540 Temple Court.

We will make you the best offer of the season on a new, eight-room, fully modern house, just completed, fine lot 45x128. They are up-to-date, 15 per cent cash, balance monthly.

We have good bargains in all parts of the city in cottages and modern houses. Or we will build to your plan, if you have a lot, cash payment, balance monthly.

Good lots bought for cash or taken in exchange. Call and see us.

BARGAIN ON MONTHLY PAYMENTS.

$2,200—Pleasant seven-room house, barn, city water, gas fixtures; complete new bathroom; 25 West 33d st. Edwards & Brewster, 803 Guaranty bldg.

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

$3,000—TAKES 30 ACRES WITHIN VILLAGE limits of Forest Lake, Minn., suitable for platting; $2,200 cash, balance three or five years at 7 per cent; buildings worth $1,000; a good opportunity for some one with the required capital to plat out in lots and sell at auction. Recent sales have brought from $50 to $475 per lot. Address 7480, Journal.

$5,000, CHOICE MODERN HOUSE, FINE shade trees, large lot, St. Anthony Park; $3,200, neat cosy 7-room house, modern, St. Anthony Park; $400, cheapest lot in park, covered with shade trees. If you want a bargain see me. G. E. Conrad, 2231 Scudder av, St. Anthony Park. Como-Harriet car.

A SNAP—2435 COLUMBUS AV; GOOD EIGHT-room home, hardwood and pine finish, mantel and grate, gas fixtures, window shades, storm and screen sash, full basement, partly modern, newly decorated, nice lawn with trees; good barn with boxstall; easy terms. Yale Realty Company, 206 4th st S.

HOTEL FOR SALE OR TRADE—SOLID BRICK, 30 rooms, steam heat, all furnished, only $2 a day house in the town, between two beautiful lakes, popular summer resort, 60 miles south of St. Paul; will trade for city property or good farm. George B. Boyd, 780 Wabasha st, St. Paul.

GOOD EIGHT-ROOM HOME, SOUTHEAST. $2,100; extra warm winter; two house bargains, modern every way, $4,250; nine rooms, Lowry Hill district, $7,000; Eighth ward, very fine, 12 rooms; also 10-room palatial home, 80 foot frontage, Hennepin boulevard, $10,000, half cash. F. D. Dibble, 530 Temple Court.

FOR SALE—MY BEAUTIFUL, ALMOST NEW, seven-room home, all modern except heat, hardwood floors, gas fixtures, storm sash, screens, water meter, window shades; everything goes, if taken at once, for $1,800. Call any time. No agents. 1207 6th av N.

SEVEN ROOMS AND BATH, MODERN, $3,250. 11 rooms and bath, modern, $3,000.
4 rooms and good well, $750.
4 rooms and good well, $750.
C. M. Morton & Co.,
363 Bank of Minneapolis Bldg.

REAL ESTATE—FOR SALE, 8-ROOM HOUSE, good cellar and cistern, well finished, two acres of good garden land, fence all around land, five blocks from north end of Plymouth car line. 1403 Washburn av N. Phone N. W., South 477 J5.

$5,500—INVESTMENT—A LARGE DOUBLE house. Rental $55 per month, with lot 50x150; 12 minutes' walk from business center. A safe and sure investment. Look this up if you want to buy. The E. A. Conrad Co., 513 Phoenix.

$1,650—TEN ROOMS AND MODERN BATH, prime condition, lawn, trees; 12 minutes' walk from manufactories and West hotel, north; income from teachers, board or rooms; $1,650 cash; $2,000 long time. Owner, 9201, Journal.

FOR SALE BY OWNER—A FINE, STRICTLY modern, new house, Southeast; half-block from Como line. Don't wait until agents get it; then groan about helping pay him; price $3,500; part time. Address 9159, Journal.

A NEW HOME, UP-TO-DATE.

Why buy an old house when you can get a new house and lot? Will build to suit you in any part of town; easy terms. Save rent.

R. R. Betcher & Co., 507 Phoenix.

FOR SALE BY OWNER AT A BARGAIN—Good eight-room house, facing east on 1st av S, inside of 28th st; modern except heat; will give special inducement to some one if taken before July 15. 9050, Journal.

DON'T PAY RENT WHEN YOU CAN BUY A new, all modern house at your own price. This house must be sold immediately. No. 2613 3d av S; only two blocks from pavement. See this house. Owner, 2615 3d av S.

NINE-ROOM HOME INCLUDING DEN, STRICTLY modern in every respect; decorated throughout; hardwood floors and finish; must be seen to be appreciated. Call Sundays or any time. Owner, 2712 Bryant av S.

F. O. ANDERSON, ARCHITECT AND BUILDER; plans and specifications prepared at lowest prices; no charge for plans if contract to build. 2726 Girard av N, Minneapolis, Minn. T. C. phone 13885.

FOR SALE—THE PRETTIEST ONE-STORY home in Linden Hills. Thoroughly modern, gas, bath and furnace heat, stone sidewalks; lot 42x270. T. M. Read, 4452 Upton av S. T. C. phone 4558.

BUY A COSY LITTLE HOME BEFORE PRICES go up, only $2,100 for few weeks, modern except heat, 3121 Clinton av. See it afternoons except Sunday and Tuesday. Owner, 628 14th av SE.

NEW SIX-ROOM HOUSE, MODERN EXCEPT heat. Bassett place N, two blocks from 6th av car line; $2,100, on monthly payments if wanted. Will rent. F. J. Percival, 806 Guaranty building.

FOR SALE—DO YOU WANT TO BUY A MODERN, eight-room house; then go and look at 2717 Emerson av S; a snap, as it has got to be sold; terms to suit. 640 Temple Court. L. N. Gaynor.

REAL ESTATE FOR SALE
Improved.
Continued.

CHEAP, BY OWNER, 2539 HARRIET AV. A good comfortable house, warm in winter, cool in summer; fine lot, garden and beautiful trees; barn; all city improvements. Make us an offer; must sell.

LET R. R. BETCHER BUILD YOUR NEST. Build a home and save your rest; come and see us and let us show you our plan.

R. R. Betcher & Co., 507 Phoenix Bldg.

FOR SALE—SEVEN-ROOM MODERN COTtage, hot-water heat, hardwood floors, fine condition, large grounds, barn, garden; moved business to Chicago. 2729 2d av S.

MODERN HOUSE AND BARN, EAST FRONT, inside 25th st, near Lake of the Isles, all clear. Will take some Minnetonka acres in part payment. Address 9130, Journal.

HOMES ON EASY PAYMENTS; SIMPLEST, safest, most liberal plan offered.

Guaranty Land & Investment Co.,
828-830 Guaranty Loan Bldg.

SEVEN-ROOM HOUSE, ALL IN FINE ORDER, at 513 16th av NE; offered so cheap because I need money; city water in house; $900. Byron Sutherland, 720 Phoenix.

FOR SALE—A GOOD SIZED BARN, NEWLY shingled, double boarded, sealed inside, for $200; make offer. At 3324 Pillsbury av, owner, J. Flagg, Grantsburg, Wis.

FOR SALE—A NEW HOUSE OF 7 ROOMS, when finished; cellar, cistern and well; barn; lot 47x159 to alley; stone sidewalk; price $1,350. 3145 29th av S.

$3,000—INVESTMENT—HERE IS A FINE piece of property. Rental $420 per year. Two apartments, modern; eighth ward. The E. A. Conrad Co., 513 Phoenix.

FOR SALE—8-ROOM MODERN HOUSE; HOT water heat and good barn; this property can be bought right; look it up. C. W. Ringer, owner, 3517 11th av S.

$3,000 — SOMETHING RARE, TWO-FLAT building, great renter, $35; easy money; open Sunday; 3401 Lyndale S; elegant condition; corner. Fitzgerald.

WE OFFER OUR OWN MONEY TO LOAN ON improved city property at lowest current rates; no delay. The Minnesota Loan & Trust Co., 313 Nicollet av.

ELEGANT HOUSE, 8 ROOMS, EAST FRONT, hardwood finish, gas range, laundry, large porch and yard; separate heating plant. 9344 14th av S.

GREAT OFFERING; $3,000; YOUR TERMS; choice two-flat building; corner Lyndale 34th S; money maker; rents $35; open Sunday. Fitzgerald.

A CONTRACTOR WANTED TO BUILD SOME plans which I have who will take small 8-room house in eighth ward as part payment. 9080, Journal.

BIG MONEY MADE; TWO-FLAT BUILDING; fine repair; lovely corner; $3,000; easy terms; open Sunday. 3401 Lyndale S. Bargain. Fitzgerald.

HERE IS WHERE YOU GET IT; TWO-FLAT building; first-class condition; $3,000; rents $35; open Sunday; Lyndale 34th. Fitzgerald.

COME OUT AND SEE THAT ELEGANT CORner, Lyndale 34th S, today; two-flat building; $3,000; rents $35; choice location. Fitzgerald.

DO YOU WANT AN 8-ROOM, FULLY MODERN, up-to-date Lake Harriet home, cheap? If so, call at 4130 Upton av S. Owner going away.

NEVER EVER THINK OF BUYING REAL estate without having the title insured. Minnesota Title Insurance & Trust Company.

1616 5th AV S, TEN-ROOM, MODERN; WILL rent to net 8 per cent on price asked. Woodman, 836 Lumber Exchange.

$30 FOR 1616 PORTLAND AV, NINE ROOMS, all modern. Apply opposite, at 1811, for key. John Hall, 736 Lumber Exch.

FOR SALE—CHEAP, NEW MODERN COTtage; five rooms and bath. C. W. Ringer, owner, 3521 11th av S.

FOR SALE—BY OWNER, FIVE-ROOM HOUSE, 3537 Elliot av S; hot water heating plant, gas and city water.

BUSINESS CORNER FOR SALE—66x100 FEET, on 3d st and 13th av S. Owner, 2424 Oakland av.

BUY A HOME OF ME AND MAKE YOUR OWN terms. E. J. Willits, 300 Bank Commerce.

BUY A GOOD CHEAP HOME OR A LOT OF P. P. Swensen & Son, 514 Bank Com. Bldg.

Unimproved.

$575—LAKE OF THE ISLES ADDITION, on Lake place, between 25th and 26th; size 50x100; city water; best bargain in town. Will go quick.

$800—Park av, just inside of Lake st; very fine east-front lot, 41x119; all improvements. It's cheap.

$1,500 for a fine double corner on 4th st and 28th av N; size 86x157; sewer, water and walk. These are a bargain. Look them up. Opposite park.

$800—Harriet av, between Franklin av and 22d st; fine high lot, 40x128; sewer, water, gas, stone walk and curb and gutter. Cheapest lot in the addition.

$500—Grand av and 33d st; a very choice east-front corner lot, 42x129; city water, gas and stone walk; adjoining lot at $400. These lots cannot be duplicated in Motor Line.

$350—Nicollet av, between 37th and 38th sts; fine lot, 38x130; city water, stone walk and gas; possibly terms.

$350—For fine lot on Lyndale av S, next to corner of 40th st; size 40x121; city water and gas.

$500—Knox av N, between 11th and Plymouth avs; very large lot, 63x126. This is the best bargain in Silk Park.

$600 for 82x80 on the corner of E Franklin and 22½ av; all improvements on both sides. This is the biggest snap in the neighborhood. Look it up at once.

$350—Emerson av S, between 31st and 32d sts; east-front lot, 45x128; stone walk. Biggest bargain in the neighborhood.

$250—Lot on 5th av S, between 37th and 38th sts; east front; 40x131; easy terms.

$100—Hiawatha av, between 37th and 38th sts; fine lot, 40x165; $25 cash and $5 per month, 5 per cent interest.

$175—30th av S, between Lake and 31st sts; fine lots, 43x128; $50 cash and $10 per month.

$250—30th av S, between 29th and Lake sts; fine large lot, 48x125; stone walk; easy terms.

$250—29th av S, between 29th and Lake sts; large lot, 48x157; easy terms.

$100—34th av S and 29th st S; an east-front corner lot, 42x142; inside lot $75; easy terms.

$300—Midway district, on Berry or Curfew avs, one block to interurban carline; these beautiful lots are 50x132, many wooded; $100 cash and $10 per month.

$175—Johnson st NE, between 19th and 22d avs; large wooded east-front lot, 50x132; easy terms.

We still have some bargains in lots at Linden Hills, first division. Get a plat.

We call your attention especially to eight lots on Park boulevard, three lots on Sheridan av, between 40th and 41st sts, and many others in this addition.

D. C. Bell Investment Co.,
111 4th St. S.

THE BEST EVER.

$95 Per Lot—Seven lots in a bunch, three blocks south of Lake Harriet; all cultivated; easy terms; certainly cheap; will make a fine suburban location.

$275—Midway Lots—One block from the University electric line, 50x132; 5c fare; $50 discount if you build now; seven lots already sold. Ask for plat.

$125 Each—Two lots, east front, on Upton av S, among the trees; $10 down and $5 monthly.

"Morningside" is as Popular as Ever—Those fine acre and half-acre lots are being purchased rapidly; cheapest and best location in the vicinity of the twin cities; 5c fare; small taxes; wooded, high. Drive out W 44th st to France av S and look it over. We have plats at the office.

Special Offer—Six acres near Lake Harriet at $200 per acre; big discount on this price if sold at once; owner wants money. Look this up.

Reeve's Shore Park is doubtless the "choicest spot in Hennepin county"; beautifully wooded, high, overlooking and adjoining Lake Harriet. Drive out the boulevard to Penn av S, and look this property over.

$24 Per Acre, Clear Water Lake, Annandale, Minn.; 140 acres, with over ¾ of a mile of frontage on this beautiful lake.

Chas. I. Fuller,
803 Phoenix Building.

VACANT LOTS CHEAP.

$325—Lyndale av S, near 34th st; 45x122 to an alley.

$650—Double corner, 1st av S and 36th st; lies fine.

$400—Blaisdell av, near 34th st; lies high and fine. Certainly a bargain.

$275—Garfield av and 34th st.

$875—East front on James av S, near 31st st; 46x129 to an alley. Very cheap. Lots adjoining held for $1,000.

$750—Double corner, Humboldt av S and 29th st; 90x123 to an alley.

$650—Lots on 22d st, near Kenwood parkway. Very cheap. Best surroundings.

$350—50 feet on 12th av S, near 35th st; lies fine; sidewalk and water in and paid for. Will increase in value.

$375—Beautiful lots on 2d and 3d av, between 37th and 38th sts; lie perfect.

$850—Beautiful lot, 47 feet, on Grand av, near 25th st. Best surroundings and lies fine.

Double corner, Lake st and Hiawatha av, for only $350.

$200—Lots on 29th and 30th av, near Franklin av.

Nickels & Smith,
311 Nicollet Av.

REAL ESTATE FOR SALE
Unimproved.
Continued.

$325 TO $350—LOTS NEAR LAKE HARriet carline.

$100 each for 16 lots, 1½ blocks from carline, near Lake Harriet; lies high, with commanding view. This price for short time only.

$1,250—Lot Irving av S, near 24th st.

$600—Nicollet av, near 35th st.

$425—Beautiful lot, 100x132, at Washburn Park, near carline and boulevard.

Three lots, corner 38th and 1st av S.

Two lots on Garfield, near 27th st.

Two lots on Lyndale, near 27th st.

Two lots on Aldrich, near 27th st.

Twelve lots on 10th av S and 35th st, overlooking park; will sell cheap, together or singly.

Two lots on Nicollet, near 41st st.

$1,550—Lot, Bryant, near 24th st.

Lot, corner Emerson and Douglas.

Lot, Ridgeway and Pleasant, 100x132.

Seven lots, 28th st and Irving.

Lot, corner 12th av SE and 17th st, $1,600.

$1,200—Pillsbury av, near 27th st.

Double corner, Lyndale av S and 28th st.

Lot on 4th av S, near Franklin, 55x128; cheap for business lot, $2,400.

Lot on Franklin, near Clinton, $1,500.

$550—Lot, Clinton, near Lake st, east front.

Two lots, Harriet and 29th st, $1,500, with trackage.

One lot, 13th av SE and Talmadge, $500.

$450—Logan av, near 10th av N.

$400—8th av N, near Logan.

$500—Corner, Irving av N and 10th av.

$1,800—Lot, corner Bryant av and 25th st.

One to ten acres on and near Lyndale av S, cheap to first buyer.

We write tornado insurance.

$125 each, lots, Stevens and 46th st. st.

$4,800—Large lot, corner 3d av S and 22d st; good location for flat.

$600—Two lots, Grand, near 37th st.

$500—Corner, Irving av N and 10th.

$450—Logan av N, near 10th.

$400—8th av N, near Logan.

Lauderdale Co. & Sloane, Temple Court.

$1.95

Per acre buys 11,520 acres of land in Billings Co., N. D., four miles from N. P. Ry.; about one-third of this tract can be cultivated; the rest lies rolling and is covered with the richest grasses known to stockmen. Soil is fine, there is an abundance of fine water on this tract and plenty of cedar for fencing. You may look the state over and you will find nothing under $3 per acre that will equal it. Terms, one-third cash, balance five years at 6 per cent. Call, write or write if interested.

$2.25

Per acre buys 11,520 acres of land in Billings Co., N. D. This is one of the finest improved ranches in the state. There is a splendid 8-room house, large barn for 20 head of horses, shed holding 1,000 head of cattle, blacksmith shop, icehouse, chicken-house, machine sheds, all in good repair; also 20,000 7-foot cedar posts cut and piled up on this farm; 7,000 acres fenced with three wires and 7-foot cedar posts. The owner of these two townships of land lives in the south and a change in business is the sole cause for this sacrifice. Don't delay if you are interested, as the opportunity will not come again for land at these prices.

B. F. Yeates,
907-8-9 Phoenix Building.

WHAT
People
Say
About the Beauty
of
L-Y-N-N-H-U-R-S-T
is
Best appreciated by those who live there.
But
You
Have the privilege of looking it over until you become the owner of two of these beautiful large lots, and have erected a home of your own.
The Lots
at Lynnhurst are large, many wooded, have city water, stone walks and gas.
The Terms,
are within your reach.
Plats
and price lists at our office
or
No. 4306 Fremont av S.
Lynnhurst
comprises the entire East Side
of
Beautiful Lake Harriet.
D. C. Bell Inv'st Co.,
111 4th St S.

LOT BARGAINS ON EASY PAYMENTS.

$1,800—Barn, Stevens av and 24th; 49x125.

$1,500—Lyndale and Franklin; good lot, 50x135.

$1,250—Ogden av, near Ridgewood, opposite Dr. Wellcome's; overlooks city; 50x75.

$500—18th av S, near 28th; 43x130.

$700—Aldrich av N, near 26th; 42x127.

$850—8th st SE, near 12th; 41x125.

$700—Lyndale av S, near 29th; 46x118.

$850—Blaisdell, near Lake; 44x140.

$400—16th a S, near 32d; 42x122.

$400—Harriet av, near Lake; 40x127.

$360—17th av S, near 33d; 40x122.

$250—Oliver av N, near 18th av; 40x124.

Edwards & Brewster,
803 Guaranty Building.

CHEAP LOTS.

$125 to $200.

Before you buy, come in and see us. We are offering 100 lots on Nicollet av, Blaisdell, Wentworth, Pleasant and Pillsbury avs, between 46th and 48th sts, for a limited time only, at this extremely low price; best car service in the city; lie fine. Call for plat and pricelist, just out; easy terms. Also some choice lots in beautiful Prospect Park. One fare to both cities. We call your attention especially to 50 feet on Seymour st, near Hamline, for $250; also 75 feet on Bedford st, near University, for $650. Lie fine and high. Easy terms. Call for plat.

Nickels & Smith,
311 Nicollet Av.

LOTS, LOTS, LOTS, LOTS.

In my new addition will please you; o close to car, school and church, pure air, good neighborhood, just the place for children, in every way desirable, prices right. Terms right. Put yourself in a way to get a home of your own, start now. Location of lots between 4th and 5th av S, 38th and 39th sts. Look them over and o see H. N. Bradbury, 505 New York Life. o Phone 2407 T. C.

TRACKAGE PROPERTY.

2,000 feet of choice trackage property, the only central trackage in the city on both eastern and western lines, making it twice as valuable as that on single lines; in the natural location for wholesale and warehouse property, in the center of the freight depots; will subdivide to suit; have nine corners from 50 to 400 feet frontage. Controlled and for sale by W. B. Boardman, 200 Central av. Both phones. East 175.

THREE LOTS, CORNER 36th AND PLEASANT, finest in the addition.

Two lots, Colfax and 47th, fine.

One lot, Harriet av near 43d st, cheap.

We have lots on Nicollet av and 45th.

Also on 1st av, same location.

Blaisdell and 45th, two lots, fine trees, east front.

Two lots, Wentworth, between 44th and 45th, east fronts; each $150 cash.

C. & C., 315 Bank of Commerce Bldg.

$300—40x127, WEST FRONT ON RUSSELL AV N, near 32d.

$300—40x150, south front on 24th av N, near Fremont.

$300—33x165, west front on 3d av NE, near 19th.

$300—37x158, east front on 29th av S, near 22d.

$300—40x120, south front on 22d st S, near 29th av.

Yale Realty Co., 206 4th st S.

FOR SALE OR TRADE—630 ACRES OF FINE prairie and brush land, in Kittson Co., Minn., five miles from railroad; will exchange for clean stock of merchandise or merchandise and store building. Price $20 per acre; incumbrance $3,000, or other good trade considered. I am not an agent. I own the land. For further particulars, address M. S. Fisch, Austin, Minn.

$1,200—FINE LOT ON IRVING AV NEAR 26th.

$1,000—For 50 feet on Lake of Isles boulevard.

$850—Corner, 50 feet, on 25th and Lake place.

$1,800—Emerson av near Lincoln.

$1,700—Dupont near 24th.

$6,000—Two fine lots on Dupont, close to 24th street.

C. & C., 315 Bank of Commerce Bldg.

$2,800 TAKES 80 ACRES, 2½ MILES FROM Forest Lake, Minn.; good soil; 20 acres mixed hard and soft wood timber; 32 acres hay land; 20 acres plowed and eight acres grubbed ready to break; buildings worth $800; land in immediate vicinity held for $50 per acre and better; land values are advancink; look this us. Address 7481, Journal.

REMEMBER WALTON PARK LOTS WHEN you are thinking of buying. We will sell you a beauty for $200, $10 down and $5 a month, and build you a home if you want one, and sell it also on payments. Drive to 37th av N and Lyndale and look over the property. The Edmund G. Walton Agency, 300 Hennepin av.

FORT FRANCIS, THE GREATEST INDUstrial centre of the northwest. We have a large number of fine lots less than half mile from the station that we will sell for $50 each; $10 down and $5 per month. This is a treat. See us Monday morning. American Real Estate Investment Loan Co., Andrus Bldg

FOR SALE—TWO FINE EAST FRONT o lots on Pleasant av near Franklin, 40 feet o each by 124 to 12-foot alley; sewer, stone o sidewalk, fine shade trees. For sale by o David P. Jones & Co.

LINDEN HILLS' MOST DESIRABLE SITES: 60 feet on Queen av, overlooking Lake Harriet; 240 feet on Park boulevard, overlooking Lake Harriet; 100 feet on Upton av, 5 feet above street; 100 feet on Sheridan av, 4 feet above street; 2 cottages, and 50 other lots. E. B. Waterman, office 4120 Upton av.

REAL ESTATE FOR SALE
Unimproved.
Continued.

$325 CASH WILL BUY A FINE LOT ON ALDrich av and 32d st. $1,000 will buy a double corner on Penn av N and Crystal Lake road. $5,000 for a 3½-story solid brick block in Watertown, S. D.; cost to build $12,000; a snap for some one. Saving Fund Co., 225 Railway building.

LOTS—LOTS—LOTS.

Lots—Lyndale to Penn and Western to 34th av N, $175 up; Cedar to Lake Calhoun, $200 up. Let me know what you want. List your real estate with

A. D. Eads, 209 Bank Commerce Bldg.

$1,250 TAKES MY BEAUTIFUL LOT ON IRVing av S; good view of lake; fine shade trees; sewer, city water, surrounded by fine new up-to-date homes, costing from $6,000 to $8,000 to build; leaving the city reason for selling. Address 8501, Journal.

$900—LOT ON DUPONT NEAR FRANKLIN: $275, lot on Colfax and 38th st; $200 for block, Aldrich and 43d st; $150, four lots, Arlington Heights. We have good trackage lots. Come in and get what you want. Union Realty Co., 407 Boston Block.

I WANT YOU TO LOOK OVER MY NEW ADdition between 4th and 5th avs S, 38th and 39th sts; every way desirable; lots right, prices right, terms right; look at it today. H. N. Bradbury, 505 New York Life. Phone 2407 T. C.

FIVE-ROOM COTTAGE, IN PLEASANT PARK, near 45th st; nice little place for someone; two blocks to car. You should see us for price and terms.

C. & C., 315 Bank of Commerce Bldg.

10 PER CENT OFF FOR 30 DAYS FOR LOTS in Dunsmoor's new addition, Minnetonka av and 40th st, making $135 for lots one block from car; $10 to $25 cash, balance $5 per month. I. A. Dunsmoor, 616 Phoenix.

BARGAIN—LOTS ON 25th, 26th, 28th, 29th and 30th avs S between Franklin and 24th st, from $200 to $450 each. We have about 50 lots in this location. Call or write for list.

Yale Realty Co., 206 4th st S.

MARSHALL COUNTY LANDS—360 ACRES IN 5-154-46, N.W.-5-155-47, $17.50 an acre; E½-17 and N½-21-155-45 at $15 an acre; new Soo building close to all of these lands. W. L. Buck, Luverne, Minn.

$1,050 EACH—LAKE ST. TWO BEAUTIFUL lots of 45-foot front each, near 1st av. Wake up and buy at once if you want a great bargain. Prices advancing. The E. A. Conrad Co., 513 Phoenix.

EAST FRONT LOTS IN MONROE BROS.' ADdition, $200 each; 62-foot lot, corner Columbus av S and 33d st, cheap; lot near 39th st and Aldrich av S, $250. Owner, Aldrich, 318 W Lake st.

$75 EACH—FOUR LOTS, 38th ST CAR ORdered one block, $55 each; 12 lots, 22d av NE; Woodman's 16-acre outlots, St. Louis Park, fine land, $1,250. Woodman, 836 Lumber Exch