

COLD WEATHER CAN'T CHECK REAL ESTATE PRICES



2409 23d Avenue South.
 Will buy this house if taken this week, arranged for two families. Rents \$17 month.
\$1500—Minneapolis Trust Company
 HENNEPIN AVENUE AND FOURTH STREET.

BARGAIN SPECIAL
In the Eighth Ward

A new, eight-room, fully modern house; oak finish downstairs, hardwood floors all over, hot water heat, gas and electric light with handsome combination fixtures; entire house tastily decorated; everything that enters into the composition of a thoroughly modern home you will find here. Price \$5000; on easy terms if you desire; let us show it to you.

THOMPSON BROS. 101 So. Fourth St.
 FOR A QUICK SALE, LIST YOUR PROPERTY WITH US.

DAVID C. BELL, President. WALTER A. EGLESTON, Secretary.
 JAMES B. SUTHERLAND, Treasurer.

D. C. Bell Inv't Co.

111 SOUTH FOURTH STREET.

- \$2500—No. 2785 Emerson Ave. S., modern house and barn. Lot 40x125. A good home for some one. Probably terms.
- \$750—No. 2844 Fort Ave. House of 6 rooms, east front. Rents for \$8. Easy terms. Why pay rent?
- \$1500—No. 2456 11th Ave. S. House of 7 rooms; possession at once. East front lot, 42x127; sewer, water, gas and stone walk.
- \$3650—No. 1120 SE. 4th St. Modern 3-room house and barn. Fine lot, 55x132. Close to "U".
- \$2600—No. 101 Island Ave. on west end of Island. Brick house of 8 rooms, on large lot, 50x110. Terms.
- \$1700—No. 1132 25th Ave. N. House of 7 rooms, situated on a large double corner, 100x115. This is a bargain.
- \$75—34th Ave. S., close to 29th St. Large east front lot, 48x132. \$15 cash and \$5 per month.
- \$500—Brant Ave. N., near 26th Ave. Fine east front wooded lot, 50x157; city water and walk.
- \$600—Washington Ave. N., between 29th and 30th Aves. East front lot, 41x165; all improvements. Terms.
- \$525—Garfield Ave., between 31st and 32nd Sts. Good lot, 45x123. This is cheap.
- \$600—Humboldt Ave. S., between 33rd and 34th Sts. Good high lot, 49x128. A fine location.
- \$950—Fremont Ave. S., between 22nd and 24th Sts. A snap for some one. Will consider above amount.
- \$1000—Stevens Ave., between 26th and 27th Sts. East front lot, 58x126; all improvements in street.
- \$500—Double corner, 106x125, for flats or stores, 4th Ave S. and 15th St.

T. J. JANNEY
 203 Oneida Building.

- \$2600—A new and up to date modern cottage in the 8th ward. A cozy home for a young married couple.
- \$7500—Very fine place in Prospect Park, suitable for a family that needs to live within easy reach of the university on account of the education of the boys and girls.
- \$7000—It pays \$1020 rental per year; a good investment; located upon 26th av.
- \$2500—Store building on Washington av; rents for \$420 per year. Is that not all right?
- \$2100—Four family building on 7th st. S., with water and sewer connection; rents \$430 per year.
- \$2100—Two-story brick house; rents for \$360 per year; Riverside av.

Also several good investments ranging from \$11,500 to \$17,000 in price all of which pay good net income. We have bargains in lots in all parts of the city. Call and see us before buying.

WALTON PARK

Is the home for babies. No suburb in the city has so many pretty children, and no suburb in this city has a better school than the McKinley.

Write to the Owner of Walton Park,
300 Hennepin Ave.
 for Terms of Sale and Building.

Choice Trackage Property

with shipping facilities never before offered in Minneapolis. The saving in drayage and time will more than pay the interest and taxes on the land and makes the property cheaper at our price than any other trackage. This given to you. All wholesale should investigate before buying or signing leases. Will build for tenants, lease ground or sell.

W. B. BOARDMAN,
 200 Central Av., Sole Agent. Both 'phones, East 179.

George Dredge 433 Andrus Building

We can get you a good trade for your city property or farms for Edmunds County, S. Dakota, clear land or sell you a farm on easy terms.

A. Dutton & Son,
 Trempealeau, Wisconsin

EMMONS COUNTY LAND SOUTH DAKOTA

We can get you a good trade for your city property or farms for Edmunds County, S. Dakota, clear land or sell you a farm on easy terms.

A. Dutton & Son,
 Trempealeau, Wisconsin

ANCIENT PROPHECIES FAST COMING TRUE

Predictions of Discerning Realty Dealers Regarding Future Prominence of Section Between First and Fourth Avenues South and Inside of Eighth Street, Once Laughed At, Are Now Being Fully Verified.

GROWTH and development of large cities is interesting to note and analyze, as well as the changes and rearrangements of different localities in those cities. A close observer can easily discover in any city with whose conditions he is familiar, certain natural advantages which under the changes and which are sure to affect favorably or unfavorably, the city's growth in any direction.

J. U. Barnes, president of the Minneapolis Title Insurance & Trust company, made certain predictions nearly three years ago in the columns of The Journal, regarding the future prominence of a business way, and that section of Minneapolis lying between First and Fourth avenues S. and inside of Eighth street. The unfolding of events tends to justify the forecast. Mr. Barnes cannot fail to see many building improvements in the district described, where a few years ago the prospects did not seem bright for any change in the dismal outlook.

Fifteen Years Ago.

When the Minnesota Title Insurance & Trust company located in the Orceida building at Fourth and First avenue, fifteen years ago, the officers were frequently rallied on the fact that they had chosen a position quite one side from the business center. Mr. Barnes' answer to such observations was that while the company's location might be at the time somewhat out of the center, it was certainly in the line of prospective growth. He stated that Fourth street was a coming street, and that within ten years property on that street would be worth quite as much as that upon Third. This was thought hardly possible, and yet within five years Fourth street had been caught up with Third. Third street and are now considerably higher. In fact, some say 50 per cent higher. Later on Mr. Barnes predicted that not only would First avenue S. be a good street, but also Second avenue S. and that the financial center would eventually be at Second avenue S. and Fifth street. He also stated that Fifth street property would soon be quite as valuable as Fourth street, and many persons are already acknowledging that Fifth street is probably quite as good as Fourth street, and in some respects even better.

Predictions Come True.

"It must be admitted," said Mr. Barnes yesterday, "that not only are Fifth street coming to the front very rapidly, but that even Third avenue S. is to be a good business street, and that Seventh street, in Minneapolis, will be one of the very best retail streets in the city."

Mr. Barnes made an observation with reference to one of the influences working in favor of the locality mentioned, which has been the subject of the notice of most business men. He calls attention to the fact that nearly all the frontage upon First, Second and Third avenues S. and also upon Fifth, Sixth and Seventh streets, between these two avenues, is made up of large holdings. He states that by actual reference to the records, he finds the average number of owners of the lots on these two avenues is 132 feet, and that upon the cross streets the average holding per owner is also unusually large. He argues that this means that a much better class of buildings will be constructed than if the holdings were small.

Holdings Are Narrow.

"It might be noted in this connection," added Mr. Barnes, "that the holdings on lower Hennepin, lower Nicollet and on Washington avenue, are usually narrow, many of the frontages being only 22 feet. This, doubtless, has much to do with the fact that the first buildings erected in these localities have remained, and the result has been that business has moved farther up town to newer localities, and newer and larger buildings erected."

Inasmuch as many deals affecting real estate and mortgages are closed in the office of Mr. Barnes, and he is himself chairman of the valuation committee of the Minneapolis Real Estate board, he is in a position to have had the most accurate observation and to make well-founded predictions. "I feel certain," says he of the future, "that such men as W. L. Harris, C. W. Johnson and others, who have predicted that the retail business center will eventually be at Second avenue S. and Seventh street, are not far out of the way."

TORRENS LAW UPHOLD

Title Registered Under System Is Final, According to Supreme Court.

In a recent decision handed down in the state supreme court the constitutionality of the Torrens law relating to the registration of the title to real estate was upheld, and the law under this system is final, and no attack can be made on a registered title on account of any prior alleged defect in such title. A lien for taxes held by the state is not even excepted from the finality of the title as registered.

The law had previously been held valid and this last point was raised by an addition to the Torrens law passed by the legislature last winter, which provided that the state should be joined as a party whenever it appeared that it had any interest in or lien upon the land. In the case of the National Bond & Security company against Cordelia Hopkins and others, defendants, and the State of Minnesota, appellant, the district court refused to open and set aside a judgment rendered in favor of the applicant and on the appeal the supreme court sustained the lower court.

PREDICTS STRONGER MARKET

Luther S. Cushing of St. Paul Says Northwestern Realty Will Rise.

Luther S. Cushing of St. Paul, who controls a large block of business properties in Minneapolis, as agent, has returned from the east with a fine lot of real estate predictions for next season. Mr. Cushing predicts that, altho the market is very satisfactory today, it will be stronger in the spring. Mr. Cushing says:

"The rapid and steady growth of the northwest has attracted the attention of eastern investors, and this, with its growing importance in the financial world, makes it one of the best investment fields in the country."

"I look for a stronger market in the spring. The value of stocks and bonds has now become so high that investors

streets, for J. F. Irwin. The contract for the excavating and foundation has been let to the Concord Construction company, who are putting the work on the superstructure will be let in the early spring.

The Keith company architects, have plans for a two-story, modern residence to be erected at Cottonwood, Minn., for J. C. Gray, cost \$2,500; also for a two-story house for N. H. Curry, Hopkins, Minn., cost \$3,500.

Reed & Stem, architects, report the plan for the work on the superstructure for the E. N. Osborn residence at 2527 Pillsbury avenue, Minn., for \$2,500. The foundation work completed for the residence, 54x34. The garage will be 42x30, all of pressed brick and cut stone. Cost, \$2,500.

W. A. Morawetz, 315 Kasota block, has plans for a two-story frame residence at 4031 Queen avenue S. to S. W. Heath. It will be 20x28, modern interior finish, and will be erected by the Minneapolis architects. The work is to be completed by May 1st. Cost, \$5,500.

Boehme & Cordella, architects, report the general contract for the excavating and foundation work for the new building on the Minneapolis Brewing company, at 71-83 Thirteenth avenue SE., for \$10,000. The building will be 155x105, brick and stone. Cost of work, \$5,000.

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