The Want Ad Route is the Way to Increase Business

REAL ESTATE FOR SALE
Improved.

10 PER CENT $15,000 INVESTMENT, CONSISTING of three flat buildings on the corner of Chicago and 28th st, each building containing two flats of 6 rooms each, all modern, hardwood finish and floors, separate furnace for each apartment. Total rental $150 per month. Taxes $200, insurance $33. Allowing repairs $167, makes a net rental of $1,400 per year. Party owning this property is about to leave the city and will sell for one-half cash. Sure and safe investment, as property is always rented.

$11,000—Fine residence in Green's Addition, No. 1921 Irving av S, lot 50x135, 10 rooms, sewer, water, finished in birch and oak with sideboard built in, hot air and hot water heat, gas fixtures, mantels, automobile house, screens and storm windows. Mortgage $5,000, 6 per cent, 3 years. Want as much cash as possible. This is fine home.

$6,500—For three large houses in good condition on the corner of 33d and Girard av S. These houses each have 10 rooms and each has a stable. Would separate if desired. Sell choice of houses for $2,500.

$3,500—507 Girard av N, 2-story frame, 8 rooms, hardwod finish, laundry, hot water heat, built 4 years, in good condition. Rent $35 to $40 per month.

$3,000—511 Girard av N, 2-story frame, 10-room house. Rent $31 per month.

$2,500—510 Humboldt av N, 9 rooms, rents $27 per month.

$2,000—New house just being completed, No. 317-321 23d av N, 6 rooms, modern; will be finished in about 60 days. Will sell on easy terms.

$850—Double corner on Tyler and 33d av NE, 78x125, with 4-room house, well built; $250 down and the balance on time.

Nickels & Smith,
311 Nicollet Avenue.

$3,850—NEW, THOROLY MODERN 8-room house, hardwood finish and floors, hot air furnace, first-class in every way, well located in Sunnyside. This is the bargain you have been looking for.

$3,200—New, modern 8-room house, hardwood finish and floors, combination heating plant, Fremont av N; small cash payment, balance monthly.

$3,000—Modern 8-room duplex house, hardwood finish and floors, new open plumbing, new hot air furnace, house all newly decorated and painted; rented for $384 per annum; biggest snap in city; good location.

$2,500—Two large lots, worth $1,100, and 10-room frame, two-story house, newly painted and decorated, screens and storm sash. Your own terms. Grand av S.

$2,000—Blaisdell av, one and one-half story, frame, 6-room house, hardwood finish and floors, bath, well; $200 cash, balance monthly.

$1,400—Bryant av N, 5 rooms, one-story, frame, new cottage, 60-barrel cistern, stone curbed dug well, barn 12x16, buggy shed 12x12; one-half cash.

$1,100—5-room, one-story frame house, newly painted and decorated, Thornton at SE; $200 cash, balance monthly.

$900—Four large rooms, one-story frame house, hardwood floors, built 1901, large lot 50x150, barn, chicken house, good well, Minnehaha; $700 cash, $200 mortgage.

$800—3419 Garfield av, fine large lot, water and walks, unfinished 4-room house, well built, woodshed 10x14; $500 cash, $300 mortgage, make offer.

For sale by
Bruner & Fifield,
Real Estate, Rentals, Loans, Insurance.
526-7 Andrus Bldg.

HOUSES.

$3,250—House on Chicago av between 25th and 28th, 8 rooms, hardwood floors and finish, hot air heat, barn; lot 48x124.

$4,000—Portland av, 7 rooms, between 18th and 19th; steam heat, lot 62x128, barn; ½ cash, ba ance to suit.

$4,000—3311 Humboldt av S, 8 rooms, thoroughly modern, hot water heat, bath, etc., lot 42x128.

$4,000—Chicago, between Lake and 31st, 8 rooms, thoroly modern, lot 50x128.

$4,000—Clinton av between 29th and Lake, 8 rooms, hot water heat, hardwood floors and finish, bath, etc.; mortgage $2,200.

$4,200—House on Portland av between 18th and Franklin, 10 rooms, hardwood floors and finish, hot air heat, bath, barn, etc.; easy terms.

$4,200—Park av near 28th, 8 rooms, thoroly modern, combination heat, bath, etc., barn, lot 43x128.

$4,250—House in Oak Park, 9 rooms, hardwood floors and finish, hot air heat, bath, etc., lot 50x135; $750 down, balance monthly; one block from car line.

$5,000—24 av S between Franklin and 22d av, 8 rooms, thoroly modern, lot 50x128; east front.

$5,300—Fremont av S, 26th and 27th, 9 rooms, hardwood floors and finish, combination heat, lot 40x128.

$5,500—Colfax av S, 24th and 25th, 9 rooms, hardwood floors and finish, combination heat, lot 44x128.

$6,000—Hennepin av, corner 28th, 9 rooms, thoroly modern, hardwood floors and finish, hot air heat, lot 46x122.

$4,500—Stone house, 3d av S, 19th and Franklin, 8 rooms, thoroly modern, lot 40x128.

$6,000—Bryant av S, 25th and 26th, 9 rooms, hardwood floors and finish, hot air heat, lot 33x128.

Minneapolis Trust Company,
Hennepin and 4th st.

BARGAINS IN HOMES.

$4,875—Special bargain in the eighth ward, within walking distance; a new 8-room, fully modern house; oak finish downstairs; hardwood floors all over; hot water heat; gas and electric lights; handsome combination fixtures; entire house tastefully decorated; a complete, thoroughly modern house in every respect. Can sell on easy terms if desired. Get key at office and look it over.

$2,975—A new, never-occupied, 7-room house; hardwood floors in all rooms; quarter-sawed oak finish on first floor; bathroom fully fitted with latest modern fixtures; full basement with cement floor; large east front lot; near Lyndale av S and 34th st. Can be sold on easy terms.

$1,575—A new 5-room cottage; hardwood floors in all rooms; gas fixtures, city water, storm sash and screens; a very cozy home all on one floor. Easy terms if desired. Near Lyndale and 31st avs N.

Thompson Bros.,
101 4th St S.

HOMES ON EASY PAYMENTS.

You select your lot.

You select your contractor.

We furnish the money.

A $1,000 home..... $8 per month
A $2,000 home.....$16 per month
A $3,000 home.....$24 per month

Higher-priced homes in proportion.

U. S. Installment Realty Co.,
Kasota Block.
Both phones.

SNAPS.

$2,100—Brand new 5-room modern house, all hardwood finish; full basement; open nickel plumbing; location 8th av.

$2,300—New 7-room modern house, except heat; location 2d av.

$2,500—New 8-room house, fully modern; size 24x38 on ground; furnace heat; location 15th av.

$3,000—Several houses at this price.

$4,500—Brand new 10-room two-flat house with separate hot water heating plants; in finest renting location in the city. This is the greatest snap ever offered. Will bring $60 per month.

$12,000—Buys four new houses renting for $1,560 per year; near in and a snap.

Morrison-Crittenden Co.,
Phoenix Building.

$5,000—NEW ALL MODERN EIGHT-ROOM house, east front, Park av, near 33d st.

$6,000—New ten-room house, all modern, Harriet av, between 26th and 27th st; east front.

$4,150—New brick house, eight rooms, modern, hot water heat, barn, east front; Chicago av near 53d st; cash $1,650.

$2,200—Cash $500 down takes double house 16 rooms, city water; 5th av S near 25th st.

Nelson Realty Co.,
606 Oneida Block.

REAL ESTATE FOR SALE
Improved.
Continued

C. M. WELLS, 508 PHOENIX.

$3,500 Buys new strictly modern 8-room house on 15th av S; well located.

$2,500—House, 8 rooms and barn, 5th av S.

$2,200—House, 9 rooms, Hawthorn av; new.

$4,600—House, cheapest in the 8th ward.

$2,000—House, 7 rooms and barn, Stevens av.

$1,650—House, 7 rooms, cheap, Quincy st NE.

$1,000—House, 6 rooms, near Van Cleve school.

$1,000—House, 7 rooms and barn, 23d av NE.

$550—House 3 rooms, fine lot, Lincoln st NE.

$800—Lot, corner 35th st and Park av.

$650—Lot, Columbus av, near 31st st.

$325—Lot, corner 18th av S and 34th st.

Can show bargains in all parts of city. Money to loan on short notice.

FINANCE COMPANY OF MINNESOTA,
550 Temple Court.
H. F. Newhall, President.

$1,200 on easy terms for 8-rom house, No. 2525 4th st NE.

$4,500 for 11-room house in Lake of Isles Addition; all modern; near Hennepin.

$1,500, lot 100x160, Lake of Isles Addition.

$1,250 for 3 lots in Park Addition, on Blaisdell, near 36th.

$125, low lot on 18th av, near 35th; easily filled.

$2,600—NEW FIVE-ROOM COTTAGE ON 3d av S inside of 35th st; hardwood floors and finish, open nickel plumbing, porcelain bathtub, gas and gas fixtures, full basement.

$1,500—Seven-room house on 11th av S inside of 28th st, all in good repair; small barn.

$4,000—Ten-room modern house on Portland av inside of 28th st. Nice large yard; easy terms. A snap.

$3,200—Modern nine-room house, arranged for two families, on Harriet av inside of 33d st. Also houses and lots in all parts of the city for sale, rent or exchange.

The Robbins Company,
409 New York Life.

$3,600—8-ROOM HOUSE AND BARN, storm sash, screens, good repair, cost $2,500, and 24 lots, about 5 acres, lies fine, walking distance of two car lines, all for above price, adjoining block sold for $5,000, biggest bargain ever offered; must be sold at once.

$2,800—Eight-room house, city water, gas in house, good condition, 15th st near Portland av, convenient to Central High school, bargain. John C. McIntyre Co., Bank of Commerce Bldg.

THE TRUTH IS GOOD ENOUGH FOR US.

We do buy or build homes on easy payments, and we buy or build them when you want them.

Monthly payments less than rent.

American Real Estate Investment Loan Co.,
437-39 Andrus Building,
Minneapolis, Minn.

FOR SALE—AT $35 PER MONTH, OR FOR rent at $25 per month, 8-room house, modern except heat; full basement; best open nickel plumbing; hardwood finish and floors; almost new; big snap.

$5,000 cash will handle a fine flat proposition that rents for over $5,000 per year; are new and O. K. Call and see us.

$500 cash will handle a new double flat; rents for $480 per year. An elegant poor man's investment. Look this up.

R. R. Bechter & Co.,
507 Phoenix Building.

BUSINESS PROPERTY.

80 feet front on Nicollet av near Auditorium, $15,000 handles it; want $10,000 farm.

115x135, brick block near Washington av, good income property, $60,000; want $35,000 good farm land.

All modern new 8-room house on Royalston av, $3,500, $1,500 cash, balance to suit.

Two good 7- and 8-room houses near 20th av N car line, $1,600 each; $200 cash, balance $15 month.

American Real Estate Investment Loan Co.
437 Andrus Bldg.

$1,000 BUYS A FINE LITTLE HOME AT Washburn Park, extra large lot; two blocks to car. $1,750 takes 3529 Dupont av S, all hardwood finish, six rooms. $900 handles six-room house and one acre of land near Lake Harriet. $2,000, a fine little home next to park and overlooking Lake Harriet; large corner. Come in and see me for new homes or vacant lots overlooking the lake. I will furnish you money for building a modern house. Geo. B. Dartt, 807 Phoenix Building.

FOUR LOTS, THREE-ROOM HOUSE, PLASTered, corner of 50th st and Vincent av S; price only $900; a high and slightly location of two-thirds of an acre; near Lake Harriet.

$2,800—3910 Lyndale av S, lot 63x128, 6-room house, modern, hot water heat; large elm trees; a cozy home.

Chas. I. Fuller,
803 Phoenix Bldg.

$650 AND $33 EACH MONTH THEREAFTER will buy a new strictly modern eight-room house, no mortgage to come due—only $33 a month until paid; this includes interest and principal; hot water heat, hardwood floors, best open plumbing. It's a gem. Fine location.

J. B. Gleason, 509 Phoenix.

$6,000—NEW, STRICTLY UP-TO-DATE, NINE rooms, everything complete and the latest, the only way to appreciate same is to see all the conveniences—east front, centrally located and as fine a location as in the city—would be pleased to show you the property. Now is your time to buy. Easy terms.

J. B. Gleason, 509 Phoenix.

WE HAVE SEVERAL GOOD PIECES OF 3d st S property located on the new Milwaukee spur track that we can offer very cheap for a short time. Chance for someone to double their money in the next few months.

Edward J. O'Brien & Co.,
Ground Floor Oneida Block,
104 4th st S.

$5,000 WILL BUY A 3½-STORY SOLID brick business block in Watertown, S. D.; brown stone trimmings; plate glass front; full basement, sewer, water and stone sidewalk; building alone cost $12,000; clear of all incumbrance; must sell to close an estate; terms, $2,000 cash, balance one, two, three years, 6 per cent; no trade. Smith Bros., 225 Railway building.

RAILROAD TRACKAGE.

Corner, 198x157 feet to 20-foot alley, with exclusive railroad trackage; also convenient to depots, mills, etc.; will sell or lease; terms to suit.

Thorpe Bros., Andrus Bldg.

SUNNYSIDE HOME, 8 ROOMS, MODERN, ON large east front lot, Bryant av S near 22d, $4,600; easy terms. $2,900 takes modern 7-room house on east front lot, Lyndale av S, inside 33d; easy terms.

F. J. Percival,
806 Guaranty Bldg.

FOR SALE—ABSOLUTELY THE BEST 9-ROOM strictly modern house for the money in the city; finished in oak and birch throughout; hot water heating plant; house just completed; large lot, vicinity 12th st and Knox av N. Price $4,250. Folsom Realty Co. 320 Railway bldg.

KENWOOD DISTRICT, NEAR SHERIDAN and Franklin; 8-room house; all modern; hardwood finish; lot 65x176; must be sold this week as I am going to the coast to stay; price $3,500; $2,000 will handle this. See my agents. Wilcox & Co., 730 Temple Court.

$20,000—SNAP, 110x165 FEET, 12th ST and 1st av S; lot 2, block 2, Cochran's addition; lot 5, block 1, Baker's 2d addition; lot 3, block 5, George Galpin's addition; lot 2, block 3, Boulevard addition, including 3 houses, all rented; must be taken at once. Bowler, 30 Loan and Trust.

$1,950—EIGHT ROOMS, CITY WATER, GAS, sewer, stone walks, curb, gutter, lot 45x128, barn; fine location, convenient to high and graded schools; good car service; this is certainly a great snap; worth $3,000.

Gleason, 509 Phoenix.

40-ACRE FRUIT RANCH, FLORIDA COAST, estimated value of 1906 crop pineapples and oranges, $2,500 net. Price $10,000; will sell half interest to right man or exchange for improved property in twin cities. Bayard, Deuel & Co., 602 Pioneer Press, St. Paul.

$2,700—MODERN EXCEPT HEAT, 8 ROOMS, best open new plumbing; hardwood finish; a bargain; one block from Nicollet, Eighth ward.

Gleason, 509 Phoenix.

FOR SALE—AN ELEGANT NEW STRICTLY modern 8-room house, finished in birch, open plumbing; fine lot, good barn, vicinity 21st av N and 12th st; $3,000. Folsom Realty Co., 320 Railway bldg.

FOR SALE—FINE 8-ROOM HOUSE, EAST front, near Lake Calhoun, $4,500; hardwood floors thruout, plastered laundry, hot water heat, up-to-date in every respect. Harrison, 807 Phoenix Bldg.

GOOD HOMES AND VACANT LOTS IN ALL parts of the city; also acres inside or just outside limits; we guarantee prices and terms to suit. Wilcox & Co., 730 Temple Court.

NEAR LAKE CALHOUN, A BEAUTIFUL MODern in every detail seven-room cottage-built home, built by owner in 1905 for home, $4,700. For interview address owner, 5508, Journal.

TO CLOSE AN ESTATE, 100 ACRES, GOOD buildings, 60 acres improved, only three miles from St. Paul city limits, and offered at $55 an acre. Jagger, 68 Union Block, St. Paul.

REAL ESTATE FOR SALE.
Improved.
Continued.

STOP—DON'T BUY A HOME BEFORE GETting our list and terms. We will build to suit you.

The Lowry Realty Co., 306 Boston Block.

GREATEST BARGAIN EVER OFFERED—well-built business block, 28 houses and flats, $8,000; net income annually guaranteed. Woodruff, 816 Northwestern Bldg.

GET A HOUSE.

New five-room house, 805 Thornton st SE, price $1,100; $150 cash, balance $12 per month. J. H. Field, 319 Hennepin av.

$2,500—GREAT SACRIFICE, LARGE HOUSE, finest condition, on two corner lots, 33d and Grand; going away; speak quick; any terms. Fitzgerald, 3018 Aldrich av S.

FOR SALE—BY OWNER, NEAT 6-ROOM COTtage, on large corner lot overlooking Lake Harriet and park; east front; good shade trees; $2,000. Address 6010 Journal.

FOR SALE—AT LOSS, BY WIDOW, 9-ROOM modern home, hardwood finish, hot water, excellent locality, $4,300, $700 cash, balance easy. Address 6082 Journal.

LAUDERDALE CO, HAVE GOOD PAYING property on Hennepin, between 3d and 4th sts, for sale. Do you want it? If so, come in, 355 Temple Court.

FOR VACANT BUSINESS OR FLAT PROPerty, see us before buying; real estate, loans, 5, 5½ and 6 per cent. Wilcox & Co., 730 Temple Court.

$6,700—HOUSE CONTAINING FOUR MODERN flats; rents for $70; twelve minutes' walk from courthouse; owner leaving city. Harrison, 807 Phoenix.

7-ROOM DWELLING, MODERN EXCEPT heat, $2,300, easy payments. 1033 16th av SE. N. W. phone 3833-L2. V. H. Van Slyke, Guaranty Bldg.

$1,500—EASY TERMS, BUYS EIGHT-ROOM house No. 2307 22d av S; rented to pay 10 per cent on $2,000. Langley Bros., 304 Kasota Bldg.

$3,800—BY OWNER, NEW 7-ROOM, UP-TO-date house, 50-foot lot; ideal home for young married couple. 2633 Clinton av. No agents.

NEW 8-ROOM MODERN HOUSE, HARDWOOD, china closet, mantel, lavatory, fine bathroom, nickel plumbing, $5,200. Owner, 6056 Journal.

TWO DANDY LITTLE NEW MODERN houses, Nicollet and 33d st; key next door; monthly payments. Webster, 801 Phoenix.

NEW SIX-ROOM HOUSE, NICELY DECORated, can be bought on easy terms. Charles M. Morton Co., 300-2 Nicollet av.

FOR SALE—ONE UNITED STATES REALTY company contract, near maturity; special rebate. Address 5693, Journal.

$750—BALANCE TO SUIT, TAKES 9-ROOM house on Portland av near Franklin; bargain at $2,950. 612 N. Y. Life.

Unimproved.

VACANT PROPERTY.

We have just purchased in Swan's second addition about 50 lots and shall offer them on easy terms to those desiring to build. We have lots on Nicollet, Blaisdell, Pillsbury, Wentworth, all of them 45x135, lay well, good soil and easy access to Nicollet av car line. These lots we can offer from $150 to $200 each and will take small payment down and monthly payments thereafter or assist you to build.

Nickels & Smith's addition is about all sold, but there are still some choice lots on 3d, 4th, 6th st and 23d av N. These lots we offer on easiest payments possible and will loan 75 per cent of the value of house and lot if you desire to build.

Meeker Island and Prospect Park. We are headquarters for this property. Have plats of this as well as the above additions and can quote you prices that will make it attractive.

$500 each—For a few days we will offer lots on Arthur av, east front 50x170, with improvements in at a discount of $100 below the regular price in order to start the market. These properties have been held at $600 and sold at that price. In order to get this price there will have to be a liberal payment of cash.

$500—Double corner on Lake st and Hiawatha av, good for business; alley in rear.

$700—Double corner on 29th and Humboldt, 90 x125.

Nickels & Smith,
311 Nicollet av.

$1,300—PILLSBURY AV, BETWEEN 25th AND 26th, east fronts; 44x165.

$1,500 each—Girard av S, between Franklin and 22d; 48x129; west fronts.

$2,200—Blaisdell av, corner 25th, east front; 44 x165.

$2,300—97x128, on Holmes av S, corner 31st; east and south front.

$2,300—97x128, corner Humboldt av and 31st, east and south front.

$2,500—Lot corner Fremont and Lincoln; 50x185; west front.

$3,750—65x185, Emerson av, between Summit and Lincoln; west front.

$6,500—80x165, on Pillsbury av, 22d and 24th; west front.

$8,000—100x389, on Mount Curve av, between James and Knox.

$8,500—144x165, on Blaisdell av and 22d st; west front.

$4,600—Aldrich av S, 24th and 25th, 8 rooms, hardwood floors and finish, combination heat; lot 44x128.

$21,000—211x144, on Mount Curve and Summit place, the best and most sightly location on avenue.

Minneapolis Trust Company,
Hennepin and 4th st.

$900 BUYS 50-FOOT LOT ON FRANKLIN AV, near Harriet av.

$310—Two corner lots near Lake Harriet, 80x128 feet, high, level, black soil, on monthly installments.

$300—A Midway lot, near University Interurban, 5c fare, 50x132; easy terms.

20 acres of trackage at a bargain. Will sell one acre or more.

SPECIAL OFFER—Provided you will build. Two beautifully wooded lots with fine view of Lake Harriet, $250 each.

SUBURBAN ACRES and half acres, west of Lake Harriet, on new Minnetonka electric line, 5c fare, 27 tracts already sold and many houses being built. Make your selection early.

$125 only, 49th st, near Nicollet av, 42x128. $25 down and $10 per month.

Upton av, near Lake Harriet, east front, city water, lies high with view of lake.

14 acres near Lake Harriet, wooded, main road, good soil, half price. They are worth investigating.

Chas. I. Fuller,
803 Phoenix Bldg.

$650 BUYS LOT ON HOLMES AV NEAR 32ND; all improvements paid; terms if you wish. You cant beat it.

$2,000—Double corner, 31st st and 5th av S; all improvements in street.

$2,500—Double corner, 32nd and Park av; best lots left.

$550—Lot on Humboldt, close to 28th st. Will submit offer of $2,000 for two lots, Irving av between Lake and 31st, east fronts.

$975—Irving av, near 33rd st, 45x128; fine view of lake; close to car.

$525—Fremont av near 31st, east front.

$600—Lyndale, near 35th, east front.

$500—Bryant av, close to 34th st.

$1,500—Lake of the Isles boulevard, near Euclid av, sewer and water paid for.

$1,300—Colfax, near 25th st, east front.

$1,000—Colfax and Lake st, south front; inside lots $900.

Four fine lots, corners York and Zenith and 44th st.

$325—York and 46th st, many others same block. Lots and acres at Harriet, the finest to be had. See us before purchasing.

Crocker & Crowell.

LOT BARGAINS ON EASY PAYMENTS.

$3,500—Blaisdel av near 22d, 48x165.
$3,000—Nicollet av near 22d, 48x103.
$1,800—Barn, Stevens av and 24th, 40x125.
$1,500—Lyndale and Franklin; good lot, 50x135.
$1,250—On Groveland near Ridgewood, opposite Dr. Welcome's; overlooks city; 50x75.
$750—18th av near 28th; 65x130.
$700—Aldrich av N, near 26th; 42x127.
$850—8th st SE near 12th; 41x125.
$750—Lyndale av S near 29th; 46x118.
$700—Blaisdell near Lake; 44x140.
$425—16th av S near 32d; 42x122.
$425—Harriet av near Lake; 40x128.
$375—17th av S near 33d; 40x122.
$250—Oliver av N near 18th av; 40x124.

Fine steam-heated flats for rent.

Edwards, 803 Guaranty bldg.

LAUDERDALE CO.

W. H. Lauderdale, Resident Since 1854.
F. W. Lauderdale.

$500 a front foot, corner 132x80 feet, one block from Hennepin.

$13,000—Many place and 9th st; and property values are only half what they are in other cities of its size—for excellent property in best of locations.

$18,500—25x100 to alley, near Hennepin and 3d; good income.

$7,500—100x135, with income, corner Chestnut and 12th st.

355 Temple Court.

$200 TO $250—FINE TREE-COVERED LOTS, Fillmore, Pierce and Buchanan, near 27th av; terms of $25 down and $5 a month; they are near the Prescott school, 800 shops and all the fine improvements of that section. We sold out the entire Deming and Kinmore s first addition and the second is going fast because the lots are the best to be found for the money. P. C. Deming, 2407 Central av.

HAVE CHOICE LOTS I WILL TRADE FOR horses. 505 N. Y. Life.

REAL ESTATE FOR SALE
Unimproved.
Continued.

EASY TERMS.

$350 each—We have a bunch of lots on Nicollet av near 38th that we can sell $50 down, balance $10 per month; 40x128; city water, etc.

Minneapolis Trust Company,
Hennepin and 4th st.

LOT NEAR IRVING AND 22d AV N, $160 Monday: house 9 rooms, modern, hot water heat, $2,800; another modern new house, $3,250. Improved property for farms, $4,000, $4,500, $9,500. A. D. Eads, 600 Bank Commerce.

$225 EACH—BLAISDELL AV NEAR 46th ST. We have several beautiful lots in this location; one block to car line; public school and church nearby. Sell you all at once. The E. A. Conrad Co., 513 Phoenix.

$1,250 CASH WILL BUY SEVEN FINE EAST front lots in Crepeau's addition, near Plymouth car line; a snap; would be cheap at $400 each.

Smith Bros.,
225 Railway Bldg.

TO CLOSE AN ESTATE WILL SELL 600 acres wild land in central Minnesota, in small tracts, accepting part trade; balance time. Mrs. Sarah A. Fuller, 69 Iglehart st, St. Paul.

LOT ON 2D AV S, NEAR 27TH ST, VERY cheap; two lots on Pleasant av, near 24th st; 67½x135 on Fremont and 22d st S. Hermann, 410 Phoenix.

SPLENDID DOUBLE CORNER FOR HOME, elegant neighborhood; corner 27th st; $2,000, less 5 per cent cash; size 95x125. Dibble, 530 Temple Court.

THE INTERNATIONAL FALLS REALTY CO.'S lots at Koochiching Falls on sale. Easy terms. Call or write at once. 120 Temple Court, Minneapolis.

$875 TAKES TWO LOTS, OLIVER AV N, NEAR 29th, level and above grade; monthly payments if desired. F. J. Percival, 807 Guaranty Bldg.

$500—DOUBLE CORNER, 110X124, NEAR VAN Cleve school, Northeast Minneapolis, if sold at once. The E. A. Conrad Co., 513 Phoenix.

CHEAP LOT, CALHOUN PARK, ON JAMES av S, between 31st and 32nd, 46x118, $925. F. J. Percival, 806 Guaranty Bldg.

FOR SALE—TWO LOTS ON COMO AV, ONE ON 7th st SE, at a great bargain. Brownell, Boston blk.

LOTS—$498 TAKES 161 FOOT FRONT ON KENwood boulevard. Snap of snaps. 606 Oneida block.

$275—FINE LOT, 45x123, 18th AV S, NEAR 35th st. The E. A. Conrad Co., 513 Phoenix.

Farm Lands.

IS WEALTH AND HAPPINESS YOURS?

If you possess both you should be thankful, and look no further; but if, on the contrary, you wish to better your condition in life, send for our large illustrated catalogue and learn something about irrigation and its advantages.

A little work combined with a small amount of capital on five or ten acres of irrigated land under our project will make you independent in from one to two years, and rich in five years. We can satisfy any fair-minded person as to the honesty of this assertion.

The Great Snake River Valley, Southern Idaho,

possesses every requisite for successful farming, fruit growing, gardening and stock raising; no cyclones, blizzards or crop failures. Lands in this valley, with irrigation are the most productive and valuable in the world, and with the millions of dollars that are being expended by private corporations and the gigantic irrigation systems of the government, thousands of happy homes are being provided in this land of sunshine.

Mountain Home, Idaho, is the hub or center of the new arid west, and the lands surrounding are the cheapest in the west.

If interested, address

J. E. Jerome, Immigration Agent Great Western Beet Sugar Co.,
201 New York Life Bldg., Minneapolis, Minn.

$2,250 BUYS 43½ ACRES, HENNEPIN county; 13 miles from Minneapolis courthouse; 1½ miles from station on Minnetonka t'olley line in Eden Prairie township; Joseph W. Plelial's farm; rich, fertile soil; 20 acres under a high state of cultivation; 10 fine timber; balance meadow; no waste land. Splendid 5-room house painted white, and a fine large red barn; stone basement; buildings worth $1,200, and nearly new. It is a snap little farm home nearly in sight of a great city where the increase in value of the land will alone make you rich in a few years. A great bargain sure.

E. F. Lambert,
830 Guaranty Bldg.

SEE THE SNAP.

351-acre farm with buildings, 120 acres under cultivation, free from stone and gravel, fine improved hay meadow for 75 tons of hay, can be improved for so much more, balance heavy hardwood timber; this farm is located 34 miles from Minneapolis on main traveled roads to three other thrifty towns, two to six miles from each; price $6,500. You probably think the land and timber is no good at this price, but come and see Boom River valley; you will think different. I also have lots of smaller farms. Write to me for further information. Carl A. Olson, St. Francis, R. F. D. No. 2, Box 2, Anoka county, Minn.

320-ACRE IMPROVED FARM FOR SALE AT A bargain; 285 acres cultivated, 15 acres tame grass, 20 acres pasture, 6 acres timber, good, rich soil, no swamp or marsh, one-half mile to school; two-story frame 10-room house, cemented cellar; 16x24 barn, 28x70 tubular well, and other buildings; 12 miles north of Appleton, Swift Co., Minn.; $30 per acre, cash price, no trades; $5,000 mortgage, runs five years, 6 per cent interest; only $2,600 cash, $2,000 balance can run four payments, $500 each, payable yearly. Write for particulars and bank references. Bruner & Fifield, Andrus Bldg., Minneapolis, Minn.

80 ACRES MAPLE AND BIRCH.

2½ miles from railroad station, 100 miles from Minneapolis; very rich black loam and clay soil, gently undulating; will cut about 100 cords mixed wood besides posts and saw timber; wood worth $3.25 to $4 per cord at station; 25 acres easily cleaned; country well settled; finest place for a home in the state; only $15 per acre, ¼ cash, balance can be paid with wood or five yearly payments; a snap. Write for particulars to Tingdale Bros., owners, Bank of Commerce Bldg, Minneapolis.

SOME FARMERS PAY MORE

Yearly cash rent than what you can secure this valuable homestead relinquishment for; 160 acres, 4½ miles from town, facing on a navigable river; 20 acres river bottom land; 60 acres open; 80 acres covered with a nice growth of timber that will cut 1,000 cords of wood and 50,000 feet lumber; good market for wood; farmers on every quarter adjoining; price $325.

Homestead Land Co., 302 Nicollet av.

OUT THEY GO TO NORTH DAKOTA—THE most prosperous state in the whole country. The best watered grain and stock lands are near Mandan, Richardton and Mott; strong soil, free coal, splendid grasses. We own 100,000 acres to select from. Average price $12 an acre. Real estate men should invest in our lands. Ask for proofs and Brown's Farmer. William H. Brown & Co., 131 La Salle st, Chicago, Ill., or Mandan, N. D.

THE SOUTHWESTERN LAND COMPANY WILL run an excursion Jan. 15, leaving Minneapolis at 10:20 a.m., to Oklahoma, Texas and New Mexico, through the great Panhandle district, and the famous Pecos valley, stopping at points from Gage, Okla., to Rosswell, N. M. Come and join us. We want good live agents in every county in the state of Minnesota. Write today. 106 New Chamber of Commerce, Minneapolis, Minn.

$650

Buys 13 acres of the finest fruit farm in sunny Florida, near Palm Beach, and four blocks from the sea. It is worth over $2,000. See me for particulars.

B. F. Yeates,
925 Phoenix Bldg.

TIMBER AND SWAMP LAND $1.50 PER ACRE.

We offer 110,000 acres in northern Michigan of timber and swamp land in a body; will make excellent farming land when properly drained; good outlet for drainage; splendid black loam soil. Near a settlement of farmers; a splendid investment for a company. John D. Miller, Endicott Bldg., St. Paul, Minn.

FOR SALE OR EXCHANGE.

$16,000—240 acres, improved, Rock county, Minnesota farm; want a stock of merchandise or good city income property.

$12,500—1,000-acre clear, partly improved farm; will consider income property or Iowa farm.

John D. Miller, Endicott Bldg., St. Paul.

160 ACRES OF TIMBER LAND ONLY TWO miles from new town on Rock Island R. R.; 110 miles west of St. Louis; no timber cut off; three-fourths of it is farm land when timber is removed; timber consists of oak and hickory, size from posts to R. R. ties; will average from 200 to 300 trees to the acre; best peach and apple land in the state. Will swap for $800 cash. L. W. Clark, Carterville, Mo.

I HAVE SEVERAL 40-ACRE TRACTS NEAR Minneapolis, that I am offering at a great bargain; also have several 5, 10 and 20-acre tracts in and near the city. If you are in want of anything of this kind be sure and see me. W. H. Gould, 426 Boston block.

REAL ESTATE FOR SALE
Farm Lands.
Continued.

7,040 ACRES EASTERN COLORADO, CHEYenne and Lincoln counties, $2.50 per acre; good speculative or retail proposition; water 10 to 30 feet, rich soil, no sand or gravel; country rapidly settling up, farmers growing good crops; at price, must act quickly; have other eastern Colorado lands, higher figures. Particulars, Bruner & Fifield, Andrus Bldg., Minneapolis, Minn.

START THE NEW YEAR RIGHT—BUY LAND that will grow into money. For the first week in the new year I am offering 160 acres, Emmons county, North Dakota, near Hague, for $1,150. N. W. 8-127-66, McPherson county, S. D., $1,300. Brown county, S. D., quarter, $1,600.

Meyer Land Co., 418-419 Phoenix.

RELINQUISHMENT—160 ACRES, 2½ MILES from Rainy river, five miles from good railway town; two miles school; 100,000 feet white pine; other valuable timber, ties, etc.; cabin built; good soil; finest hunting and fishing; call or write immediately; owner now in city; only $200; worth double. J. M. Davies, 509 Phoenix.

LORAIN COUNTY (OHIO) FARMS

Are desirable because of their excellent soil and proximity to three good markets. We offer for sale a number of these, ranging in size from 22 to 160 acres, at from $40 to $100 per acre. Write for particulars, stating what you would like. G. R. Allen, Century building, Elyria, Ohio.

WRITE FOR MY LIST OF BEST IMproved farms in Minnesota—Cheap. o Twenty years' experience. List your farms with C. C. Patten, 255 Temple Court, Minneapolis, Minn.

SPECIAL LAND SNAP.

House and lot in village of Farley and 80 acres of fine hardwood timber joining village limits; cordwood will pay for it; price for quick sale only $700; one-third cash, balance 10 years' time. Selkee Land Co., Bemidji, Minn.

100,000 ACRES CHOICE FARM LAND IN MINnesota and eastern North Dakota, any sized farms. Also land on crop payments. Write or see us before making your spring selections. We have several farms near Minneapolis. American Real Estate Investment Loan Co., 437 Andrus Bldg.

FOR SALE—CHEAP ON EASY TERMS, 320 acres good level land in Swift county; top soil is black loam and subsoil clay; large new house, barn, granary, small buildings, tubular well and windmill, small grove; 300 acres under cultivation. Lock Box 1, Appleton, Minn.

80 ACRES, FINE IMPROVED FARM IN BENton county, Ark., 8-room new house and barn; fine young apple and peach orchard; fine spring close to house; two miles from town. Will consider an exchange for good residence in city. Call for particulars. Lowry, 223 Phoenix.

SOUTH DAKOTA LAND BARGAINS—DAY county quarter, $1,225; Spink county quarter, $1,100; Beadle county quarter, $1,600; Walworth county quarter, $1,200.

F. J. Percival,
806 Guaranty Bldg.

FOR SALE—$3,000, 25 ACRES, WITH EIGHTroom brick house and outbuildings to correspon, located in Hennepin county, 15 miles from Minneapolis. Address 927 Thomas av N, or phone during business hours, Main 1666-J, otherwise Main 2703-L1.

FOR SALE—4,000 ACRES GOOD CANADIAN land near Yorkton, Saskatchewan; price $6 per acre. Also 5,600 acres of good Canadian land near Dauphin, Manitoba; price $6 per acre. This must be taken at once. John M. Downs, Willmar, Minn.

FOR SALE—120 ACRES BENCH LAND, NEW eight-room house, barn, wagonshed, hayshed, blacksmith shop and tools, 16 head of cattle, 8 horses, binder, mower, rake, all improvements; good orchard. J. W. Gardner, Harpster, Idaho.

FOR SALE—A WELL IMPROVED 80-ACRE farm; 3½ miles from Rush City, Minn.; good seven-room house, windmill, barns; 60 acres under plow, balance hay and pasture; price $4,000. Address W. J. McCoy, Rush City, Minn.

RICH NORTH WISCONSIN LANDS.

In Douglas county, Wis., rich clay soil, pure water, plenty of timber, best snap on the market, $7.50 per acre, easy terms. Address R. W. Schimmel, 4½ Washington av S, Minneapolis.

BEFORE BUYING OR SELLING A FARM or any kind of city property call on L. A. Howard, 502 Oneida Bldg.

CANADIAN PACIFIC IRRIGATED LAND IN sunny Alberta; ready for sale; prices and terms reasonable. For full particulars and cheap rates to western Canada call or address W. E. Brown, 173 E. 3d st, St. Paul, Minn.

150,000 ACRES L. L. Y. PINE TIMBER IN Louisiana for sale; 75,000 acres L. L. pine in Mississippi; 125,000 L. L. Y. pine in Alabama. See W. N. Crouch, 226 New York Life building, Minneapolis, Minn.

120 ACRES, WELL IMPROVED, WRIGHT county, near good town; will trade for improved city property; heavy black soil, 20 acres heavy hardwood timber. Charles M. Morton Co., 300-2 Nicollet av.

DO YOU WANT ONE OF MINNESOTA'S best homesteads? Join our Rapid River colony near Beaudette; location fee $50.

J. J. Opsahl,
Bemidji, Minn.

ONE OF THE FINEST WILD QUARTER SECtions in Wadena county, Minn., for sale very cheap, or might consider some good exchange. Give particulars first letter. Thomas E. Sime, St. Paul, Minn.

FOR SALE BY OWNER—160 ACRES OF LAND in Hubbard county,