FOR RENT

For Rent—Unfurnished Houses.

$45.
2019 2d av S, choicest neighborhood in Minneapolis, ten-room, thoroughly modern house; hardwood floors throughout; extra choice heating plant; everything is in first-class condition; large barn; walking distance.
Thorpe Bros., 206 Andrus Bldg.

$40.
826 2d av S, 9 rooms, thoroughly modern, newly painted and decorated inside and out; walking distance.
Apply Thorpe Bros., 206 Andrus Bldg.

$25—416 E 25th ST, ALL MODERN.
$25—2632 Oakland av, all modern.
$27.50—2642 Oakland av, all modern.
Central Real Estate Co., New York Life.

$15—2229 7th ST S, STORE.
$12—627½ 3d av NE, 5 rooms, city water.
$10—2220 7th st S, 3 rooms.
Chas. M. Morton Co., 300-302 Nicollet Av.

ON MT. CURVE AV, LOWRY HILL, NEAR Irving av, 8-room modern house, extra fine location; $40 month. Percival, 806 Guaranty building.

MODERN EIGHT-ROOM HOUSE, 25th AND Blaisdell; will newly decorate for desirable party. Chase & Schanfeld, 414 Guaranty bldg.

FOR RENT—NO. 2123 13th AV S, 6 ROOMS, all modern except heat; front and back porch; $17. Louis N. Gayner, 640 Temple Court.

THOROUGHLY MODERN, VERY DESIRABLE house, good location. Inquire of Merrill Bartlett, 916 Guaranty, or 2503 Hennepin av.

$10—SIX-ROOM HOUSE, NEAR PORTLAND av; water and sewer. Hanford Rental Agency, 310 Bank of Commerce.

A NINE-ROOM MODERN HOUSE, FULL BASEment, with laundry; large attic; good porch. 411 E 18th st.

$20 FOR 1405 4th AV S, 8 ROOMS, CITY WATER; near business center. C. S. Woodruff, 605 Guaranty bldg.

MODERN, SIX-ROOM HOUSE, GOOD WELL and good cellar, in good condition. Call 229 Broadway NE.

For Rent—Unfurnished Flats.

$18.00—8 ROOMS, FIRST AND SECOND FLOOR, bath, gas, city water and hardwood floors; in first-class repair. 2310 Clinton av.
$12.00—5 rooms, second floor, city water, sewer connection. Girard av N, near 9th av.
$15.00—House of 5 rooms, city water. Bryant av S, near 28th st.
Sloane-McCulloch Agency, Oneida Block. 104 4th St S.

$10—FLAT OF FIVE ROOMS, SECOND floor, water and sewer, 1227 Western av, corner of Girard and Western.
$18—Tenement of nine rooms, on second and third floors; water and sewer; 1229 Western av.
Gale & Co., 421 N. Y. Life Bldg.

5½ AND 6-ROOM FLATS IN THE GROVELand apartments, 63 and 75 Lyndale av N, completely modern, one block from Hennepin av cars, near new parade; soft artesian water, good light and air. See F. M. Henry, 514 Lumber Exchange.

LOWER FLAT, NEW DUPLEX HOUSE, SIX rooms, hardwood finish, mantel, laundry, storeroom, open plumbing; two porches, lawn, shade trees, barn and telephone; $30. 3133 1st av S. T. C. 7642.

SOUTHEAST, NEAR THE UNIVERSITY, SIX and seven-room modern flats; 5th st and 15th av SE; also house, 401 Oak st. Inquire janitor. Gould, 420 Guaranty building.

NEW MODERN SIX-ROOM FLAT, UNFURnished or partly furnished, rent for two months or longer, 1206 7th st SE. T. C. 16686. Edwin R. Williams.

FOR RENT—6-ROOM FLATS IN UNION block, 502-510 W Lake st, only $12 per month. Apply L. K. Naas, 601 2d av N. Phone Main 1299. T. C. 500.

TO RENT—AN ELEGANT CORNER FLAT IN the Woonsocket, 16th and 3d av S, cheap if taken at once. Apply after 6 p.m. Flat 24. F. W. Orchard.

ELEGANT SIX TO EIGHT-ROOM STEAMheated apartments; elegantly finished; thoroly modern. Waldorf, corner Park av and 18th st. See janitor.

$25—STRICTLY MODERN FIVE-ROOM FLAT, polished birch floors, finest location in city. Call mornings or evenings. 1918 Hawthorn av, flat 9.

UPPER NICOLLET ISLAND—FINE FIVE OR six-room, second floor flat, modern except heat. F. C. Griswold, Nicollet Island. N.W. phone.

$10—THREE-ROOM GROUND-FLOOR FLAT, brick building, gas range, desirable for man and wife only; references. 708 6th st S.

TO LET—MOST ELEGANT, NEW, STRICTLY modern, six-room, outside flats, second floor, in easy walking distance. 413 11th st S.

$30—BUNGALOW, 1509 1st AV S; 5 BEAUTIful rooms, strictly first-class location; open Sunday. F. M. Washburn. T. C. 7838.

$20—FIVE-ROOM FLAT, MODERN THROUGHout except heat, storeroom; desirable for adults only; references. 708 6th st S.

FOR RENT—SEVEN-ROOM FLAT, STRICTLY modern; mantel, icebox, sideboard, etc. 306 University av SE.

FIVE ROOM FLAT, MODERN EXCEPT HEAT, corner duplex house, 2337 James av N. T. C. phone 18127.

MODERN, UP-TO-DATE SEVEN-ROOM FLAT, reduced rent until Sept. 1. 214 E 16th st, flat 10.

CHADBOURN & BRADEN, 17 4th ST S, HAVE flats and houses, $10 to $45.

MODERN FIVE-ROOM FLATS AT CLINTON and 18th. Frank Miller.

For Rent—Furnished Flats.

SLOANE-McCULLOCH AGENCY, Oneida Block, 104 4th St. S.
$4,000—Duplex house, five rooms; bath on each floor; hardwood floors and finish; near Lyndale av S and 25th st; rents $42 per month.
$2,800—A big bargain, 10-room house in first-class repair; barn and large lot, 132 feet front, Southeast Minneapolis; one block from interurban carline.

ONE NICELY FURNISHED, FOUR-ROOM, strictly modern flat; also one unfurnished, newly papered and painted; new porcelain bath; no children. Call 1406 1st av S.

For Rent—Furnished Rooms.

NEATLY FURNISHED ROOM, BRIGHT AND cheerful, large closet, porcelain bath, gas; Glenwood water; private family; fine location; ten minutes' walk from West hotel, near library. 50 11th st N.

FOR A NICE QUIET PLACE STOP AT HOTEL Roosevelt when in city; fine, bright rooms, $2 per week up; special attention to transients. 26 6th st S, between Hennepin and Nicollet.

FOR RENT — 4254 QULEN AV S, LINDEN Hills; two lovely modern rooms, nicely furnished; overlooking beautiful Lake Harriet; everything homelike and comfortable.

DELIGHTFULLY SITUATED FOR SUMMER, one block from Kenwood car; modern; fresh air; shade; telephone E. 345-J. Call 417 9th st SE.

FOR RENT—ROOMS IN STRICTLY MODERN house; porcelain tub, hot water always; spring water; phone service. 6 13th st S. T. C. 9846.

NICELY FURNISHED FRONT ROOM, MODern; elevator service; gas, bath; walking distance. A 4 Hennepin flats, 13th and Hennepin.

DESIRABLE SINGLE AND DOUBLE ROOMS; hot and cold water in room; thoroughly modern; gentlemen preferred. 710 1st av N.

PLEASANT ROOMS, FURNISHED AND UNfurnished, by the day, week and month, at the Landour; best location. 820½ Nicollet av.

TWO CONNECTING FURNISHED ROOMS, strictly modern; will rent reasonable. 726 5th st S, flat 2. Phone Nicollet 492 J.

PLEASANT FURNISHED ROOMS, NEWLY decorated; modern house; quiet location; walking distance. Call 1212 Yale place.

BRIGHT, CLEAN, WELL FURNISHED ROOMS in modern house; spring water, bath, phone; near public library. 51 10th st N.

HARMING ROOM FOR TWO, WITH CHOICE board, in modern home, walking distance; references required. 1352 Vine place.

FOR RENT—THREE FURNISHED OR UNFURnished rooms, upstairs; walking distance; $6 per month. 412 Logan av N.

ELEGANT FURNISHED ROOMS IN A NICE home; house strictly modern; 28 13th st S. Phone N. W. 2229 J2 Main.

FURNISHED ROOMS FOR RENT; PRIVATE entrance, spring water, gas and bath. Call Sunday. 224 E Grant st.

FURNISHED ROOM, ONE BLOCK FROM THE Y. M. C. A.; modern; will rent by day or month. 1025 Mary place.

BRUNKS delivered any part of city 25c; Commercial Delivery, 117 7th st S. Both phones.

NICE FRONT ROOM FOR RENT; ONLY MEN need apply. Call at 1510 5th av S.

WELL FURNISHED ROOM, MODERN HOUSE. 716 E 16th st.

For Rent—Unfurnished Rooms.

FOUR ROOMS AND CLOSET, WATER, WET sink and gas, back and front stairs, woodshed on second floor, near car line. 3607 Grand av.

THREE UNFURNISHED ROOMS IN MODERN house, suitable for light housekeeping; adults only. 2616 Nicollet av.

FOR RENT—$9, THREE ROOMS AND BATHroom, upstairs; 650 Polk st NE. R. Nelsing, 724 Temple Court.

THREE UNFURNISHED ROOMS TO LET FOR light housekeeping. 2009 Bryant av S.

UNFURNISHED ROOMS, FOUR, AT 912½ 5th av S, $8.

FIVE, UPSTAIRS, 803 11th AV S, $8.

FOR RENT

For Rent—Stores.

250 2d AV S.
24x90, basement, first, second and third floors, or will divide to suit tenant; very reasonable rent.
Apply to
Thorpe Bros., 206 Andrus Building.

LAUDERDALE CO.
First-class new modern store for rent. 618 20th av N.

For Rent—Offices.

OFFICES OF ONE, TWO AND THREE ROOMS, hot and cold water. Vault space with each office. Desk room for rent. Inquire at Room 666 Bank of Minneapolis building.

TWO OFFICE ROOMS TO LET FOR $10 A month; some office furniture for sale. Call 205 Sykes, 254 Hennepin.

VERY DESIRABLE OFFICES IN NORTHwestern building and Sykes block. Apply 701 Northwestern building.

WANTED TO RENT

WE HAVE A CONSTANT DEMAND FOR houses, flats and stores; good care and good tenants; reasonable fees; low charges; landlords and owners should do as tenants are doing.
Call on Janney, 208 Oneida Bldg.

WANTED—SUITE OF ROOMS, GROUND floor, furnished or unfurnished, near university, beginning September; please mention board if near. Address 4112, Journal.

BY SEPT. 1, ROOMS FOR HOUSEKEEPING, Southeast; separate cottage, duplex house or first floor; will pay $10 to $13. Address 3932, Journal.

WANTED TO RENT—A NICELY FURNISHED, modern house for the summer or longer; state location and price. Address 3499, Journal.

BY YOUNG COUPLE, FIVE ROOMS, WITH gas and bath, in good part of city. R. A. Boehme, 195 Charles st, St. Paul.

LIST YOUR PROPERTY WITH THE EMERgency Co., 929 Nicollet av. They can rent it for you.

ARCHITECTURAL AND MECHANICAL DRAFTing in exchange for office room. Address 3928, Journal.

WANTED—THREE FURNISHED ROOMS FOR light housekeeping. Address 3908, Journal.

BOARD AND ROOMS

Offered

TWO VERY PLEASANT CONNECTING ROOMS, furnished; also single room; fine location; private family; without board if desired; house modern; walking distance. 617 E 16th st.

HOTEL VAN EYCE—ALL MODERN OUTSIDE rooms, with running water; quiet family home, best of table board. 1224 Nicollet av.

BOARD AND ROOMS IN ALL MODERN house, near library, all modern conveniences, rates reasonable. 1115 Hawthorn av.

ROOM AND BOARD FOR GENTLEMAN OR lady; private family; first-class in every way; $7.50 per week. Call T. C. 9126.

ROOM AND BOARD FOR TWO AT 629 15th av SE, on Como-Harriet car line. Phone E. 281 L.

ROOMS FOR RENT WITH BOARD, ONE block from public library. 1022 Hawthorn av.

HOTEL SAN ANGELO—ROOMS WITH OR without board, private bath. 1221 Nicollet.

ROOM AND ALCOVE, WITH BOARD. 1113 2d av S.

HORSES AND CARRIAGES

Wanted.

BOY OF 16 WOULD LIKE BOARD FOR SUMmer at small expense, where would have good home; would do some work. Address 4133, Journal.

HORSES AND CARRIAGES

For Sale.

SOUTH S. PAUL HORSE EXCHANGE.
We have a fine lot of high-class driving and carriage horses on hand; also draft and delivery horses. Prices right.
Take South St. Paul car direct to our stables.
G. W. Flanagan, Manager.

IF YOU HAVE ANY HORSES TO SELL BRING them to Barrett & Zimmerman's auction and get the market price; auctions every Wednesday; private sales daily.
Barrett & Zimmerman. Midway Horse Market.

FOR SALE—SECOND-HAND COMPLETE SET tinners' tools in first-class condition for less than half original cost; snap. Rubber-tired runabout buggy, fine racing bike and almost new victoria, cheap; going away. Address 8771, Journal.

KENTUCKY SADDLE MARE—A BEAUTY, 7 years old, stands 16 hands, weight 1,050 lbs; fine mane and tail; thoroughly city broke; perfect disposition; suitable for either lady or gentleman. Call Sunday, 1842 Iglehart st, Merriam Park.

LIVERYMEN TAKE NOTICE.
I have a large stock of extra fine second-hand broughams, landaus and hearses on hand, including a few good sets coach harness, at your own price. H. Goosman, No. 6 E Grant.

GENUINE BRUSSELS FLY COVERS 63c EACH, single harness $2.50 up, double work harness $8.50 up, riding saddles your own price. Midway Harness Co., 1950 University av, opposite horse market, St. Paul.

FOR SALE—COAL BLACK 5-YEAR-OLD ARcadian gelding, broke single and double; weight about 1,050 lbs; any lady can drive him. Call any time, 2428 Aldrich av S.

BLOOM & MAJERUS HAVE JUST RECEIVED a fine lot of driving and business horses; also good large draft and farm horses. Stables 248 and 250 2d av N.

GENTLEMAN'S DRIVER, COMING 4, BY NORval King-Bright Boy; will trot fast, good size, a beauty; no use for him. Call at 3236 Blaisdell av. Soden.

PERFECTLY MATCHED DRIVING TEAM, safe and sound; just the team for country use, at bargain. Address J. M. Downs, Willmar, Minn.

HIGH GRADE RUNABOUTS, CONCORDS, TOP buggies, and surreys, wagons and teaming gears cheap. Standard Vehicle Co., 229 1st st N.

HORSE OWNERS, NOTICE—HAVE YOUR horses shod right and they will always travel right. Globe Shoeing Co., 421 1st av N.

FOR SALE—GOOD BUSINESS BUGGY. ALSO light double harness. S. S. Brown, 317 Masonic Temple, Minneapolis, Minn.

FOR SALE, CHEAP—HEAVY WORK TEAM; party has no use for them; also few fresh milch cows. 3008 27th av S.

FOR SALE—FINE PONY RIG FOR BOY OR girl; pony white; perfectly safe, good size. 1890 Marshall av, Merriam Park.

FOR SALE—MOVING VAN, DIRT WAGON complete, two sleds; 39 Western av or T. C. 10500 evenings; ask for Day.

FOR SALE—GRASS AT COLUMBIA PARK; will cut two crops; about 100 tons. J. A. Ridgeway, secretary, city hall.

TEN GOOD HORSES AND MARES, 5 TO 8 years old, weight 1,100 to 1,500; prices reasonable. 2020 Lyndale av N.

FOR SALE—1,300-LB ROAN WORK HORSE IN first class condition; also a pony, harness and runabout. 3013 Hennepin av.

FOR SALE—YOUNG, STYLISH MARE, WEIGHing 1,100 lbs; have no use for her; $135 takes her. Call 511 14th av SE.

ROCKAWAY CARRIAGE IN GOOD CONDItion; at a bargain as I have no use. 1834 Girard av S.

HORSE SHOEING, HANDMADE SHOES FOR interfering and lame horses. Rowett, 221 8 7th

TOP, OPEN BUGGIES, Steel and Rubber Tires, also delivery wagons, all kinds. 997 Central.

FROST & CO.'S SALE AND COMMISSION stables; cash or time. 218 2d av N.

COWS, DOGS, POULTRY

COWS—PLENTY GOOD FRESH COWS, FORward and backward springers for sale cheap or trade for beef at Midway Cow Market, Minnesota Transfer. Lytle.

FOR SALE—FOUR THOROBRED ENGLISH pointers, two dogs and two bitches, from 6 months to one year old. Address H. W. Davis, Eldred, Minn.

FOR SALE—FULL-BLOODED JERSEY BULL, coming 3 years. Apply after 6 o'clock or Sundays at 2211 6th av N.

COWS—TWO FRESH COWS FOR SALE AT 2837 26th av S.

BARTER AND EXCHANGE

CHANCE OF A LIFETIME.
I have for sale complete set Encyclopedia Britannica, 31 volumes, new; cost $68; will sell for $40 cash, if taken in ten days. For full information address 3730, Journal.

$125 WORTH GYMNASIUM APPARATUS FOR motorcycle. P. O. Box 106, Sauk Center, Minn.

SAFETY DEPOSIT VAULTS.

FAMILY PLATE AND JEWELRY OUR SPECIality; perfect security and very low rates. The Boyd Transfer Co.'s Fireproof Warehouse, 400 E Lake st.

REAL ESTATE FOR SALE

Improved.

CHOICE HOMES AT MODERATE COST.
$1,400—New 5-room cottage (very nice) and three lots, 43x128, fenced; an ideal place for health, gardening and chicken-raising; convenient to car line, on North Side; very cheap.
$1,675—Brand new 5-room cottage, all on one floor; large attic, with room for one or two more rooms; hardwood floors, gas fixtures, city water, good cellar, storm sash and screens; near Western av and Morgan. Easy terms.
$1,875—An ideal new cottage home on 4th st N, near 32d av; hardwood floors, city water, gas fixtures, dry cellar; handsome lot, 45x157 feet to alley.
$2,175—A new, fully modern (except heat), 5-room cottage, all on one floor; hardwood finish and floors, bath, closet, gas and gas fixtures; large attic with stairs; fine basement; storm sash and screens; a very complete and convenient home. Easy terms. 13th av S, near 27th st.
$2,875—A new 6-room house, modern except heat, parlor and hall finished in selected birch; dining room in quarter sawed oak; handsome hardwood floors in all rooms; built-in sideboard, fully-equipped bathroom, full basement, house piped for hot water heat, gas and gas fixtures; east front lot on Aldrich av S, near 34th st.
Thompson Bros., 234 Security Bank Building.

NOTICE—NOW IS YOUR CHANCE.
$4,800—New, strictly modern, nine rooms, corner, south and east, built for a home; two lots, 90x130, stone walks and curb; no better built house in town; hardwood finish, best of plumbing; you can build on rear or on the other lot; party leaving the city and must sell at once; worth $7,000; don't fail to see same; 3148 Colfax av S, or I will be pleased to show same. First time offered.
$2,750—New, strictly modern except heat, a perfect gem, east front, cottage style; hardwoods, nicely decorated; on corner lot, 170 feet deep, one block from Nicollet; this is certainly a great bargain; three-minute car service.
$4,650—New, strictly modern, eight rooms, best of hardwoods, hot water heat and plumbing, east front, two blocks from Calhoun and car; this house can't be beat and certainly is very cheap; very easy terms. Don't Miss This.
$4,200—New, strictly modern, nine rooms, hardwoods, elegant large rooms, sideboard, best of everything; not a dollar expense; east front corner, beautiful location; cost about $5,500; must move at once; 3648 Portland.
Would be pleased to show you the property.
J. B. Gleason,
Both phones. 509 Phoenix.
$4,950—A FINE HOME, 2410 IRVING AV S, on an east front lot, 48x116; has six large rooms, also reception hall, alcove and finished room in attic. Full line of open nickel plumbing, including laundry, finished in hardwood, hardwood floors throughout, newly decorated and refinished complete within and without; gas fixtures, window shades, plate rail, pantry, storage room, vegetable and fruit cellars, plate glass and leaded windows, Kettle river cut stone porch with columns of same and cemented floors; good barn with box stall, carriage room and loft; good furnace.
$5,000—A peach of a home. 1968 Sheridan av S: east front lot, 50x150 to alley, about four feet above grade; has 8 artistically arranged rooms, also servants' room, finished in different hardwoods with hardwood floors throughout; handsome gas fixtures, Roman brick fireplace, Dutch and Oriel windows, beamed ceilings, plate rail, full line of plumbing, including laundry, full cemented basement, automatic steam heating plant; in fact complete in every detail, with a fine large porch of stone and brick with cement floors; screened.
Yale Realty Co., 206 4th st S.
$3,500—VINE PLACE, NEAR YALE PLACE, 60x157 to 16-foot alley.
$3,250—Spruce place, near Yale place, 54x157 to 16-foot alley.
$11,000—Make us an offer for fine large corner, Spruce place and 15th st. East and south front, 106x165. Very desirable flat or family hotel locations.
$175 per front foot for lot 34x167, on Washington av N, near 7th.
$75 per front foot for 135-foot front on 3d st N by 160 feet on 9th av; also 135 feet on 4th st N by 160 feet on 9th av, making a corner 135x250.
$17,600—Make offer for 44 feet on 2d st S by 100 feet deep to 20-foot alley, adjoining corner of 1st av.
$1,000—What will you give? Grand av, between Franklin and 22d; east front, 40x129 to alley.
$800—Harriet av, between Franklin and 22d; west front, 40x129 to alley.
$825—Garfield av, between 22d and 24th; west front, 40x129 to alley.
$3,750—100-foot front on Ridgewood by 120 feet deep; north front; between Pleasant and Lyndale avs.
Yale Realty Co., 206 4th St. S.

LINDEN HILLS HOME.
New, modern and complete in every detail; hardwood finish and floors, open plumbing, bath, gas and city water; on Sheridan av, near 42d st; only two blocks from Lake Harriet. Nothing better in this popular location for the quick-sale price of $4,200.
Sloane-McCulloch Agency, Oneida Block. 104 4th St S.

$5,000 FORMERLY, NOW BUYER'S PRICE; nine rooms, strictly modern, perfect condition; Blaisdell section (24th and Pleasant); oak below, enamel above, reception hall, parquet floors thruout, columned openings, open grate, enamel kitchen and pantries, enamel bath, full basement, laundry, steel furnace, warm, heavy porches, high attic, shade. Owner, 4115, Journal.

BY OWNER—SEVEN-ROOM HOUSE, GAS lighting and cooking; 50-barrel cistern, large summer kitchen and attic; newly painted and shingled; lot 37x132 to alley; water on lot; black and red currants, Concord grapes, lawn, etc.; a snap if taken now; $600 down, balance small monthly payments. 2545 Pierce st NE.

$3,200—MODERN NINE-ROOM HOUSE IN good neighborhood, near car, Garfield av S, vicinity of 24th st. $4,650—Modern nearly new eight-room house, Aldrich av S, vicinity 24th st. Percival, 806 Guaranty building.

FOR SALE—ALMOST NEW MODERN NINEroom house; hardwood finish, hardwood floors, open nickel plumbing, full basement, built for a home. Come and see it; $1,200 cash will handle it. See owner, 3321 3d av S.

DUPLEX HOUSE IN SOUTHEAST MINNEAPOlis, 6 rooms and bath in east flat, hardwood finish and floors; we must sell. Look this over and take an offer. Lake & City Realty Co., 616 Guaranty Loan building.

15-ROOM HOUSE IN GOOD COUNTY SEAT town, snap; fine garden, small fruits and orchard; would exchange for clear farm or city property. The Emergency Co., 929 Nicollet av.

FOR SALE OR RENT—811 QUEEN AV N, seven rooms.
Meyer Land Co., 418-19 Phoenix Bldg. T. C. 8542.

EIGHT-ROOM HOUSE, MODERN EXCEPT heat; large barn; lot 63 by 128 to an alley; desirable location. Apply to Chas. M. Morton Co., 300-302 Nicollet av.

FOR SALE—FINE, ALL-MODERN SEVENroom house, Linden Hills, near Lake and carline on Sheridan av; large lot, trees and garden. Address 3935, Journal.

$2,800 AND $2,700 RESPECTIVELY TAKES new residences, 3083 Garfield, 3540 Lyndale av S; hardwood finish, perfect bath, large lots. Darrow, 1022 Guaranty.

ALMOST NEW 8-ROOM MODERN, HARDWOOD finish, 2417 Garfield av, $4,200; $1,100 cash, balance at 6 per cent. See this before you buy.

ARE YOU LAYING BY SOMETHING FOR the hard times sure to come? The Savings Bank of Minneapolis, 4th st and 2d av S.

$11,000—FOR 13-ROOM, FIRST-CLASS, FULLY modern house; east front, near Lyndale and 25th st. Woodruff, 605 Guaranty bldg.

NEVER EVEN THINK OF BUYING REAL ESTate without having the title insured. Minnesota Title Insurance & Trust Co.

$2,200—EIGHT-ROOM HOUSE, NEAR 2D AV S and 34th st. Most excellent neighborhood. C. S. Woodruff, 605 Guaranty bldg.

$4,200—EIGHT-ROOM, MODERN HOUSE, 2D av S and 32d st; first-class neighborhood. C. S. Woodruff, 605 Guaranty bldg.

$3,250—2D AV S AND 34TH ST; LARGE grounds, pleasant home; good value. C. S. Woodruff, 605 Guaranty bldg.

"U" LOTS, $400 EACH—WILL BUILD ON monthly payments. Hanford Rental Agency, 310 Bank of Commerce.

FOR SALE—NEW MODERN 8-ROOM HOUSE, near state university; very complete; $5,500. Owner, 416 Walnut st.

FOR SALE—12-ROOM VENEERED BRICK house; large lot; 16th st and 3d av S. Dean, 404 Washington av N.

$250 DOWN WILL BUY NEAT COTTAGE AND two good lots. Hanford Rental Agency, 310 Bank of Commerce.

A FEW REAL BARGAINS IN COMFORTABLE homes. Call and see us. Danforth & Haish, 207 N. Y. Life.

Unimproved.

$300 WILL BUY SIX ACRES AT WAYZATA, about one mile from depot; $50 down and $25 every six months. Wm. Hendricks, 830 Guaranty Loan.

TEN ACRES, $1,750, SNAP, ON HARRIET car line; fine trees, view of city, club and Calhoun. Hutchins, 404 Phoenix building.

FOR SALE—TWO LOTS, VINCENT AND 17TH av N.; $50 each. Inquire 1606 Aldrich av N.

REAL ESTATE FOR SALE

Unimproved.

Continued

CHOICE SNAPS IN VACANT LOTS.
$125—Perfect lot on 2d av S, near 43d st.
$195—A handsome lot on Blaisdell av, near 39th st; city water and stone sidewalk. This is a bargain.
$300—For your choice: Perfect lots on 16th or 17th avs S, at 34th st; gas, city water and stone sidewalk paid for; selling fast.
$350—For your choice: A perfect lot on Bloomington av, between 34th and 35th sts; gas, city water and stone sidewalk paid for.
$395—Perfect lot on 24th av S, near Franklin; city water and stone sidewalk.
$325—A perfect lot on 29th av S, near 22d st; city water and stone sidewalk. Only one left at this price.
We can sell any of the above lots on reasonably easy terms, if desired.
Thompson Bros., 234 Security Bank Bldg.

BIG SNAP.
Beautiful east front lot in Sunnyside addition; only one block from carline; graded and sodded; $300 cheaper than lots in same locality are selling for; this price for short time.
$1,300.

$1,875—Bargain in Lowry Hill lot, 50x135, east front, near Summit av.
$1,200—12 lots on 46th st, two blocks from Harriet carline, with commanding view for building spot; good location for chicken ranch.
Sloane-McCulloch Agency, Oneida Block. 104 4th st S.

SPECIAL LOT BARGAINS.
$450 cash—Beautiful lot, Oakland av near 34th st; water, gas, walk; 450 Park av, near 35th st; 42 feet.
$375—Columbus av near 35th; 42-foot lot, water, walk, gas.
$750—Park av near 34th; 49-foot lot, all street improvements in and paid for.
These are the best bargains in Minneapolis. L. L. Sutherland, 3418 Park av, or Oneida block.

$75 EACH—12 LOTS, 23d AV NE; $200 EACH, 20 lots, St. Anthony Park trackage; $250, Western av and Cedar Lake road; $300 each, Lynnhurst, Fremont av S, city water; $275 each, two lots, Penn av N, water, sewer, sidewalk; $20 foot, 100x400, Lake Harriet boulevard; $150 per acre, ten acres St. Louis Park, car three blocks. Woodman, 836 Lumber Exchange.

THE CHEAPEST AND MOST BEAUTIFUL lots in this city are at Sevenoaks, on Selby-Lake street interurban line. We have river bank frontage and good inside lots from $250 up, on easy terms. For plats and information call at our offices, corner 42d av S and Lake st, or 114 4th st S. Edmund G. Walton Agency.

WE HAVE JUST BOUGHT A NUMBER OF fine lots on Blaisdell and Pillsbury avs, between 34th and 38th sts, which we can sell from $200 and upwards; $50 down and payments.
Chadbourn & Braden, 17 4th St S.

GREAT BIG SNAP
can be had in lots on Grand av, just inside of 26th st, east front, 48x130; have stone walks, water, gas, trees and sewer. Don't make a mistake. Look at these; they are cheap.
C. & C., 315 Bank of Commerce Bldg.

CHEAP LOTS—$325 TAKES TWO LOTS, OLIver av N and 29th; car one block. $400, east front, Dupont av S and 38th; $1,125, east front, 9th av S and 26th; $200, in Swan's second addition, Wentworth av S and 47th st, close to Nicollet car. Percival, 806 Guaranty building.

$5,000 FOR THE FINE CORNER OF HARRIET boulevard and Penn av S; lies high, overlooking lake, covered with trees, size 168x435; would plat into ten fine large lots. Yale Realty Co., 206 4th st S.

A FINE PIECE OF FACTORY GROUND WITH 289 feet frontage on 20th av N, by 780 feet on Pacific st, running to 22d av N; owner wants best offer. What can you give for it? Yale Realty Co., 206 4th st S.

TWO LOTS—SOUTHWEST CORNER SHERIdan av and 41st st S; one of the best corners in Linden Hills; 100 feet east front, 200 feet deep. Owner, 109 Spruce place. N. W., Main 3870 L.

$650 — BUSINESS AND RESIDENCE LOT, fronts Cedar Lake road, Laurel av and Penn av; lot 12, block 8, Oswald's addition. Address owner, 3748, Journal.

LOWRY & WALLING, BUILDING CONTRACTors Get our estimates. 320 Boston block.

Farm Lands.

160 ACRES, RED LAKE CO., $15 PER ACRE. 240 acres, Kannabec Co., $15 per acre. 400 acres, Itasca Co., well timbered, $15 per acre. 160 acres, Price Co., Wis., one mile from station, $15 per acre. 160 acres, Sargent Co., N. D., one mile from Forman, $18 per acre, to trade for clear land in North Dakota or Saskatchewan territory. Equity in half section in Traverse Co., one mile from station. Equity in half section in Big Stone Co., six miles from station.
Address 1474, Journal.

BIG EXCURSION
to North Dakota,
To the rich soil, free coal and big crops of all grains—to the $14 land that pays for itself every year. Come now and go with us. It doesn't cost much and takes only a few days. 160-acre homesteads free, except for locating fees. Ask for maps and facts. William H. Brown Co., Mandan, N. D.

FARMERS—DO YOU WANT TO GIVE YOUR boys a start in life? If so, help them to buy a farm in sunny southern Alberta. The advance in values will make them rich in ten years' time. You have seen land go from $5 to $100 per acre in Iowa and Minnesota. You will see the same advance in Canada, only in much less time. A small cash investment now lays the foundation of a fortune. Join our excursions June 20 to 27. Write for particulars.
O. W. Kerr Co., 520 Guaranty Building.

THE MOST FERTILE LAND
in the state of Minnesota is offered you at $10 to $20 per acre. Extra easy terms. Located in Kanabec county, the home of the big red clover; greatest stock raising, dairying, general farming and tame grass land under the sun; an acre pastures a cow; yields from three to six tons of tame hay to acre; get a home on this rich soil. Come and see me. Write for map.
L. A. Howard, 502 Oneida bldg, Minneapolis.

IN ST. CROIX COUNTY, WIS., 120 ACRES IN Cady township, four miles from either Hersey or Wilson, two good towns on main line of Omaha railway, only 50 miles east of St. Paul; clay loam soil, easy to clear; fine and prosperous settlement all around; will be sold at the very low price of $15 per acre on very easy terms. A. E. Johnson Co., 100 Washington av, Minneapolis, Minn.

$10 DOWN BUYS A FARM IN THE PARK REgion of Minnesota, in good settlement; pay the balance when convenient for you, and you set the time. We have 6,000 acres to select from; title perfect. What is home without you own it? Our handsome book tells the story. Free to you. Write or call Willow River Land Company, 812-814 Phoenix building, Minneapolis, Minn.

HALF PRICE, $250 EACH, FOR SIX FORTIES in Polk county, Wis.; four miles from creamery and station, Omaha railway; 60 miles east of St. Paul; clay loam soil; will make a fine stock farm, or can be sold in 80-acre tracts; similar lands around sell up to $12 an acre. Down payment of $1 per acre is sufficient. A. E. Johnson Co., 100 Washington av S, Minneapolis.

CANADIAN NORTHWEST LANDS.
Six sections, first-class wheat land; located three miles from a new railroad survey in the Last Mountain valley, near Strassburg; soil is of an excellent black loam, resting on a clay subsoil, with an abundance of good water at an easy depth. Address owner, B. J. Goodell, Room 3, Merchants' Bank building, Winnipeg, Manitoba.

80 ACRES OF FERTILE LAND, FREE FROM stone and foul seed; about 30 under plow; a good meadow; balance covered with hardwood; the best house in this vicinity; can't be duplicated for less than $3,000; a good barn and outbuildings; near Scandinavian and German churches; also close to school. This is a snap of a lifetime; $2,650. S. A. Carlisle, Wyoming, Minn.

CANADA LANDS ON CROP PAYMENTS—12,000 acres, Weyburn district; 5,000 acres Churchbridge district; 5,000 acres, Goose Lake district, southwest of Saskatoon. We will sell the land wild or will break it for you. Write at once for particulars. Urquhart Land Company, 548-550 Endicott bldg., St. Paul, Minn.

A BARGAIN.
160 acres of timber land, one mile from Cromwell station, Carlton county, Minn. Must be disposed of at once. Price, $8 per acre; worth $15. For full particulars write or call at 127 3d st S. Nilson Land & Immigration Company.

IF YOU WANT A FARM IN SOUTH DAKOTA or expect to go out to Lyman county and look over the section through which railroads are now building write or call on us; low rates. Egeland's Land Agency, Immigration Bureau, 709-11 New York Life bldg, St. Paul, Minn.

FARM FOR SALE—160 ACRES, FOUR MILES from market; house 20x29; stable, 24x44; 70 acres of crop; 20 acres pasture; all fenced; fine grove; horses, cattle, machinery, etc. $2,400. Write for particulars. F. L. Nelson, Wilmot, S. D.

REAL ESTATE FOR SALE

Farm Lands.

Continued

HOMESEEKERS AND INVESTORS: READ column article on Opelousas and St. Landry parish, Louisiana, in the news section of this paper July 5. For further information address Opelousas Progressive League, Opelousas, La.

NORTH DAKOTA—CAVALIER COUNTY QUARter, $800; Sargent county quarter, $1,125; Kansom county quarter, $3,950; Stutsman county quarter, $1,200; Kidder county section, $6,400. Percival, 806 Guaranty building, Minneapolis.

80-ACRE FARM IN CITY LIMITS, PRICE $7,500. 320-acre elegant farm and buildings, $17,000. 80 acres, with crop, $4,300. 80 acres, partly improved, $1,900. 120 acres, in city, $8,000. P. C. Anderson, Hammond, Wis.

200 A., MEEKER CO., MINN., $46, FOR HDW.
173 A., Polk Co., Minn., $30, for mdse.
307 A., Wilkin Co., Minn., $35, for mdse.
American Land & Exchange Co., 443-A Security Bk. Bldg., Mpls., Minn.

80,000 ACRES FINE LANDS IN AITKIN, CROW Wing and Itasca counties; in tracts to suit; $7 to $9 per acre; strong, heavy soil; delightful climate; great stock and dairy district. Henry M. Troy, 502 Guaranty building.

160 ACRES OF GOOD LAND, 12 MILES FROM union station; cuts 70 tons of hay; 12 acres in crop; a spring brook; only $18 per acre; land adjoining sold for $43.50. Must be sold. M. Tigue, 2421 9th av S, Minneapolis.

FOR SALE—160 ACRES, ONE MILE FROM Dresden, Cavalier Co., N. D.; 85 acres under cultivation. Price $25 acre. Purchaser gets one-quarter of the crop delivered free to the elevator. Address 4041, Journal.

FARM AND RANCH LANDS.
Great bargains in Kansas, Nebraska and Colorado; ten years' time, one-tenth cash.
Dept. O, Land Dept. U. P. R. R. Co., Omaha, Neb.

FOR SALE—OR EXCHANGE FOR MINNEapolis property, 120-acre farm, good house, barn, granary, well and wind mill; within six miles of Buffalo, Wright county, Minn. Inquire at 2917 Harriet av.

FOR SALE—160 ACRES OF FINE TILLABLE land, all improved, with large new house and barn; within half a mile of the village of Lakeville, Dakota county, Minn. Address Box 223, Farmington, Minn.

53 ACRES, HENNEPIN COUNTY, TWO MILES Champlin; 40 cultivated, balance pasture; five-room dwelling and other buildings; $2,700; $700 cash, balance easy; come quick. Green & Son, Anoka, Minn.

SOUTH DAKOTA LANDS FOR SALE, FAULK county, fine quarter, $1,550; southeast 34-118-71, $675; east ½ NE 13-120-71; send deposit and instructions; wire if wanted. Wilcox, 810 Phoenix.

OREGON CLAIM CO. GOVERNMENT HOMEs