

FOR SALE—Real Estate

\$6,000

Large brick residence centrally located. 12 rooms and bath; kitchen and 4 rooms. All in nice condition. A bargain.

WM. MILLER & CO., INC., 123 North Eighth Street.

West End

ATTRACTIVE LITTLE HOUSE. Brand-new, tapistry brick, six rooms, bath and pantry, hot water heat, gas and electricity. Large basement, double brick porch. Massive brick mantels on first floor. Price, \$4,500.

Jackson Ward

BRICK FLATS. On good street, paved, 10 per cent. Price, \$3,800. Will consider exchange for building lot.

Highland Park

SIX ROOMS. Fifty-foot lot. Price, \$2,100. Only \$200 cash, balance long time.

Ginter Park

SEMINARY AVENUE CORNER LOT. 16x22 1/2 feet. Will trade for smaller piece of property.

Morton G. Thalheimer

First National Bank Building. FOR SALE.

IF YOU WANT A CHOICE home in the best residential part of the city at really reasonable prices, let us show you the following described places.

No. 8 EAST FRANKLIN STREET. Twelve rooms, three baths, modern; hardwood floors, high pitched basement under entire house with storage rooms; concrete. Price reasonable.

No. 2006 MONUMENT AVENUE. Eleven rooms, two baths, hot air heat; concrete basement with laundry.

RICHMOND TRUST & SAVINGS CO., REAL ESTATE DEPARTMENT, Main and Seventh Streets.

FOR SALE. Brick house on Grove Avenue, near Lombardy. Will sell for \$6,500 if sold at once. Address "R," care Times-Dispatch.

At Your Own Figures

Beautiful eight-room detached brick dwelling on Hanover Avenue, contains combination fixtures, gas and coal ranges, hot water heat, etc. Owner compelled to leave city. Will sacrifice for \$4,000 on your own terms.

CHAPIN & HUME, INC.

Grace Street Home at a Sacrifice

Owner determined to sell. Let us talk with you.

WM. MILLER & CO., INC., 123 North Eighth Street.

White & Co.

American National Bank Building, Phone Randolph 315.

SUBURBAN HOMES

BARTON HEIGHTS, NORWOOD AND BATTERY COURT. Miller Avenue, 7 rooms, stucco, \$4,250. Montrose Ave., 8 rooms, stucco, \$3,250. Garland Ave., 8 rooms, stucco, \$3,250. Home Street, 8 rooms, stucco, \$3,250. Barton Ave., 8 rooms, stucco, \$3,250. North Ave., 8 rooms, stucco, \$3,250. Bacon Road, 8 rooms, stucco, \$3,250.

HIGHLAND PARK

Burns Street, 6 rooms, \$2,400. Fifth Avenue, 6 rooms, \$2,700. Elbow Ave., 7 rooms, \$3,400. Third Ave., 6 rooms, \$2,250. Maryland Ave., 8 rooms, brick, \$4,900. Virginia Ave., 8 rooms, stucco, \$3,500. First Ave., 7 rooms, stucco, \$3,500.

WHITE & COMPANY

FOR SALE OR RENT. 1810 Park Avenue. Just completed 10 rooms, 3 baths, cedar closets, hot-water heat, hardwood floors, handsome mantels, combination fixtures, and every modern convenience. This house was built for the owner as a home and is complete in every respect. Price to include window screens and window shades, all of the very best quality. Owner will sell at a low price or lease to a responsible tenant. Can be seen day or night by making appointment with.

WM. MILLER & CO., INC., 123 North Eighth Street.

FOR SALE

529 N. 4th St. Seven rooms, bath. Two-room brick kitchen in rear. White lot. Central Price reasonable. Call on owner.

RICHMOND TRUST & SAVINGS CO., Real Estate Department, Main and Seventh Streets.

Ginter Park Strictly Modern Residence

Nine rooms, bath, large porches, very attractive grounds. Price, \$9,500, on easy terms.

J. A. CONNELLY & CO., 123 North Eighth Street.

FOR SALE—Farms

CLEAR Spring farm for sale, located on New Market Road, about 2 miles from city, consisting of 125 acres, about 25 under cultivation. Address W. C. Ritchey, R. F. D. 5, city.

75 acres in Hanover County. Well cleared, in good cultivation, all planted on auto highway, one-fourth mile to R. F. & P. R. R. station, excellent fruit, chickens, 3 barns and other outbuildings. Price, \$4,500. Liberal terms. Will consider suburban property. In trade, Meadow Creek Poultry Farm, Ashland, Va.

SMALL cash payment, balance monthly. nice house, 9 rooms, shade, good water, large lot \$450. House 7 rooms, 2 1/2 acres, \$1,600. House 5 rooms, 1 acre, \$1,000. Near station, Fredericksburg Railroad. Call at 608 East Main.

\$4 3/4 acres, 4 miles from Richmond, 8-room house, 3 acres orchard, mineral water springs, running water, timber offered for quick sale. Owner, Wells, Richmond, Highland Springs, Va.

FOR SALE—Farms

FOR sale, good grain, grass and stock farm, 158 acres, in Fauquier County, Va. Large dwelling, good orchard; fine city water. Price, \$25,000. Address 123 North Eighth Street, Richmond, Va.

IN the beautiful Rockfish Valley, the famous belt of Virginia, 125 acres, more or less, \$2 acres in orchard; 1,000 15-year-old bearing trees—Wineapples, 1,200 3-year-old trees—Wineapples. Estimated crop for this year, 1,000 barrels, which will be picked, packed and delivered to Afton, Va., free of charge to purchaser, 50 acres in high state of cultivation, 8-room dwelling with tenant house and all necessary outbuildings, all in first-class condition. High school, store, shop, local and long distance telephone within 500 yards of house. This property is located in the valley, the land is level and adaptable to any crop. Price, \$25,000. Terms: \$5,000 cash, balance in five years. Will exchange for unimproved city property. J. A. & C. O. Railroad for 3 miles, 12 miles from city, at 115 acres, on good auto road, \$1,000, easy terms.

PLANTERS LAND COMPANY, 1110 East Main Street.

3 acres of land, fenced with chicken wire, good 3-room house on car line, \$1,700.

10 acres land, small dwelling and out-houses, on Ashland car line, for \$2,700.

67 acres, good 7-room house, west of Richmond; very cheap.

1 acre, good 5-room house close to car line, all fenced with wire; cheap and easy.

50 acres, 40 cleared and rich; good 2-room house, crops, etc.; cheap and easy.

27 acres, 5-room house, 17 acres clear, in woods; close to car line; cheap and easy.

12 acres, on good auto road, 4 miles from town, 150-acre tract, all in cultivation; necessary out-houses. All level and very rich; fenced with wire; cheap and easy.

67 acres, good 4-room house, close to railroad, 10 miles from town, \$300.

115 acres, faces the C. & O. Railroad for 3 miles, 12 miles from city, at 115 acres, on good auto road, \$1,000, easy terms.

SEVERAL very desirable river farms on river and railroad close to town, where fishing and hunting can be had at all seasons and crabs 3 months in the year. Cheap and easy.

PLANTERS LAND COMPANY, 1110 East Main Street.

JAS. W. LORD & CO., Auctioneers and Farm Salesmen.

WHY pay rent when you can buy a nice home for \$500 and pay \$10 per month? One acre of land and a small house near Highland Springs. Price, \$550. See Jas. W. Lord.

THREE acres and a 5-room house near Highland Springs car line. Will make a nice brick farm and country home. Only \$1,500 on easy payment plan. Might trade for small piece of city renting property. See Jas. W. Lord.

BEAUTIFUL country home and farm, 150 acres, 3 acres good land; best shade, 4 acres lovely orchard, running water, timber and cordwood, on main auto road, 4 miles from Richmond, only \$4,000. See Jas. W. Lord.

VERY productive Goodland farm of 150 acres, one-half in cultivation; some good timber, small residence, ample outbuildings. Very pretty country home. If sold this week together with nice barn, stock and a fine crop of corn and tobacco, everything goes for \$2,500. Might trade for a little piece of city for a little.

FOR suburban homes and auction sales, see JAS. W. LORD, 1110 East Main Street, Richmond, Va.

205 acres, 50 cleared on good road, near Richmond, lot timber and wood. Will watered. Nice stock farm, cheap.

1 1/2 acres on car line and railroad, near Richmond, 7-room dwelling. This can be had at a real sacrifice.

145 acres, brick dwelling, large orchard, fine crop. One of the best springs in Virginia. This is about 3 miles from Richmond. A most attractive home. Price is very attractive.

170 acres near Meherrin, Lunenburg County. Owner wants to sell lot timber and excellent creek land, in high state of cultivation. This is an excellent piece of property and price way down.

NICE homes on R. F. & P. Ry.; also on Ashland car line, very cheap and on easy terms.

8 1/4 acres right on good road, near city, \$450. See us about these special bargains.

265 acres, good dwelling, large out-buildings, \$11 per acre; 300 cleared; 10 miles fencing.

POLLARD & BAGBY, 1102 East Main Street, Richmond, Va.

J. A. CONNELLY & CO., Seventh and Franklin Streets, Richmond, Va.

FISHING lake, new grist mill, 20 acres of splendid soil, comfortable clubhouse, only 2 miles from railroad. A big bargain for \$4,500.

SPRING property, only 4 miles from city. Farm attached, good house and outbuildings. Will consider exchange for city property.

LARGE river farm, in high state of cultivation; fine buildings, running streams, fine springs, large quantity of saw timber. Only 2 1/2 miles from railroad. Will consider an exchange for city investment property.

550 acres, 8 miles from railroad; a splendid stock and grain farm. Fine water, etc. Will exchange for city investment property.

J. A. CONNELLY & CO., Madison 3261—Madison 3262.

FINE James River farm, 650 acres, 40 miles west of Richmond. Fertile upland and river bottom, in high state of cultivation. Large dwelling in good condition. Splendid view from house. Part of "Randolph" estate. Price reasonable.

54 acres, 55 cleared, level, well ditched and under-tiled. Two-story house in good condition. Barn 50x60, foot shed and other outbuildings. Growing crops. Two miles from Ashland. High-class neighbors. Price reasonable.

FARM of 500 acres in Powhatan County. Will exchange for city improved property.

RICHMOND TRUST & SAVINGS CO., Real Estate Department, 1110 East Main Street.

500 acres on James River near City Point can be bought and cut up. 200 lots of money made. Address D. W. Ritchey, care Times-Dispatch.

FOR sale beautiful little poultry farm with 100 acres, good water, good barn, chicken house, etc. at \$10,000. Petersburg car line. Price, \$21,000. 250-acre, balance on long time. Phone Boulevard 1967.

BEAUTIFUL modern 5-room house, bath and fully equipped poultry house on 100-acre tract, 1 1/2 miles from city. Price, \$14,000. See Times-Dispatch.

COTTAGE FOR RENT. AT Willoughby, Ocean View, furnished; 2 1/2 rooms, water, electric, etc. By work, month or season. C. E. Scott, Portsmouth, Va.

FOR SALE—Farms

MY desirable farm, 50 acres, 3 miles from city on auto road, good improvements. Price, \$2,500. Address 123 North Eighth Street, Richmond, Va.

THIRTY-THREE miles west city, 300 acres, 3 miles Chesapeake and Ohio big bargain at \$3,000; fairly good house and good fences; 75 acres cleared. Address 123, care Times-Dispatch.

FOR sale, a nice farm of eighty-five acres, more or less, on trolley road, Chesterfield County, between six and seven miles from trolley. Nice 7-room house, good barn and outbuildings, and orchard. For sale cheap to quick buyer. Forty to fifty acres cleared. Address "Owner," Post-Office Box 41, Petersburg, Va.

FARM BARGAINS BY C. L. & H. L. DENNON.

\$40,000—1,050 acres on Pamunkey River, with Colonial dwelling and good land; large amount of timber. 300-acre tract, James River, near the city; good improvements and fine James River low grounds. All land in one location. \$20,000—223 acres, 1 mile front, on James River; good dwelling; modern improvements; timber and wood in quantities. \$15,000—85 acres southeast of city, 100-acre tract, 100-acre tract and number of outbuildings, splendidly improved. \$12,500—210 acres, 12 miles north of city. \$10,000—6 acres, good improvements, on Mechanicsville Road; right at city limits. \$8,000—90 acres, near Highland Springs; good improvements. \$3,500—30 1/2 acres, 5-room house and nice barns, adjoining Highland Springs. \$2,500—10 acres, cottage house, 5 rooms, bath, etc., on Williamsburg, 5 miles. \$1,500—50 acres, 2-story frame dwelling, large barn and on good road. \$800—1 acre with 4-room cottage.

C. L. & H. L. DENNON, 807 East Main Street.

FOR sale, 100-acre farm, 7-room house, 25 minutes' ride from Richmond and in the city. Good improvements and leaving Richmond, and must be sold. Address D 105, care Times-Dispatch.

REAL ESTATE FOR EXCHANGE.

APARTMENT house, one best located and most modern fireproof building; center of residential section; ready for over \$17,000, near City \$150,000. Will exchange for improved property in Richmond or country estate near Richmond, New York. Real Estate Brokers, 1423 F Street, N. W., Washington, D. C.

WILL trade city real estate for Virginia land, give locality and price per acre. C 511, care Times-Dispatch.

WILL take in part payment on new house in Woodland Heights, a good 5-passenger 1915 model automobile. Address D 100, care Times-Dispatch.

FOR sale or exchange, choice New York suburban, Long Island acreage.

240 acres in Charles City County, near wharf on James River, 100 acres of chestnut timber. A bargain at \$15 per acre; terms.

RICHMOND resident property to exchange for Northern farm land. What have you?

GEO. T. TAFT CO., 30 North Eighth Street.

EXCHANGE, 1,000 feet in city for large farm, 1,000 to 2,000 acres. Address P 164, care Times-Dispatch.

Will exchange nice residence in West End for vacant lot in West End. Address "Z," care Times-Dispatch.

Exchanges

Lot on Patterson Avenue, near the city, for white investment, partly, or home in the central or western part of the city.

Lot on Hanover Avenue, value \$1,500, for some investment property or Ford auto.

Improved

Seven-room brick dwelling on Oakwood Avenue, value \$3,250, for small lot or investment property.

Two handsome detached brick dwellings on Floyd Avenue for investment property.

Grace Street modern residence for small apartment dwelling or other improved property.

Chapin & Hume, Inc.

WANTED—Real Estate. LIST your farms with J. A. Connelly & Co. Write postal for necessary blanks.

WANTED for an estate, vacant ground in Monument Heights, or adjacent to city, for a nice home. Address A 415, care Times-Dispatch.

HAVE cash money to invest in lots in western section of city. Monument Heights preferred. Name lowest price per acre. Address A 414, care Times-Dispatch.

WANTED, to buy from owner for spot cash, 6 or 7-room house, between First, Robinson, Broad and Main. H 401, care Times-Dispatch.

WANTED, to buy a house or lot at Hopewell; state the lowest price and what you want. B 12, care Times-Dispatch.

WANTED, in the West End, between 1500 and 3000 block, and south of Broad, a store suitable for a first-class grocery and confectionery. P 106, care Times-Dispatch.

WANTED, to rent garage, near Rowland and Park Avenue. Address O. H. Gresham, 19 West Broad Street.

WANT a good lot on the Boulevard in exchange for a nice home in the West End. What can you offer? Address E 505, care Times-Dispatch.

WANTED to buy No. 1 James River bottom land farm above Richmond, with Anderson, 100-acre owners only. Address Box 325, Charlottesville, Va.

WANTED, to rent for a term of 3 years, 100-acre truck and dairy farm, not over 10 miles north or west of Richmond. Only fertile land considered. W. T. Hood & Co., Ginter Park, City.

WANTED, to buy an upper James River farm of at least 500 acres, not over 2 miles from Richmond. F 41, care Times-Dispatch.

WANTED, to hear from owner of good farm for sale. Send description and price. R. C. List, Minneapolis, Minn.

WANTED to hear direct from owner of 200-acre farm, with water, roads, or sale. C. C. Buckingham, Houston, Tex.

WANTED to exchange, 35 acres in good state of cultivation, good residence and buildings, 3 miles of Richmond. Price, \$9,000 for a large acreage. Address D 101, care Times-Dispatch.

WANTED, to buy direct from owner, a good farm from 200 to 500 acres on R. F. & P. R. R. Building no objection. Must be cheap. Address H 417, care Times-Dispatch.

FOR RENT—Real Estate.

FOR rent, \$30 per annum, 324 North Twenty-fourth Street, southwest corner, 2 1/2 rooms, etc.; light, dry, pleasant. Convenient to cars. Phone Randolph 2313-W.

COTTAGE FOR RENT. AT Willoughby, Ocean View, furnished; 2 1/2 rooms, water, electric, etc. By work, month or season. C. E. Scott, Portsmouth, Va.

FOR RENT—Real Estate.

FOR rent. Secure these now.

11 South Vine Street, 5 rooms, bath, \$300.

107 West Clay Street, 14 rooms, 2 baths, garage. With or without garage.

106 South Fourth Street, 6 rooms, bath, \$210.

2327 Stuart Avenue, 5 rooms, bath, electric lights, hot-water heat. Lower flat. Rent, \$300.

2 North Mulberry Street, 5 rooms, modern. Lower flat. Rent, \$300.

804 East Broad Street, 5 rooms, bath, Third floor. Rent, \$300.

313 North Tenth Street, flat 4 rooms, bath; central. Rent, \$240.

HIGHLAND PARK, 7 rooms, bath, electric lights. Large yard. Rent, \$300.

RICHMOND TRUST & SAVINGS CO., Real Estate Department, Main and Seventh Streets.

SEVERAL nice homes for rent in Ginter Park. See Elam & Funsten for particulars.

20 South First, \$100 per annum. 12 East Cary, \$360 per annum. 110 North Fifth, \$900 per annum. 1115 West Main, \$450 per annum. These will interest you. For further particulars, see Elam & Funsten.

RESIDENCE, bath, pantry, gas, stable garage. Church Hill. Randolph 3280-W.

GOLDSAN & NASH, INC., Real Estate, 12 North Eighth Street, Phone Madison 135.

RENT SPECIALS, HOUSES.

Per Annum. \$900—1810 Park Avenue, 10 rooms, hot-water heat, gas, electric lights, in every respect.

900—9 West Main Street, 20 rooms, 3 baths, electric lights, hot-water heat. Possession September 1.

500—1412 Grove Avenue, 10 rooms, 2 baths, electric lights, hot-water heat. Possession September 1.

600—411 West Franklin Street, 10 rooms and bath. Possession at once. Will rent furnished for \$800 per year.

650—2347 West Grace Street, 5 rooms, 2 baths, electric lights, hot-water heat, screened. Possession September 1.

600—1627 West Grace, 10 rooms, hot-water heat, gas, electric lights. Possession September 1.

600—1815 West Grace Street, 5 rooms, bath, gas, heat, electric lights. Possession September 1.

600—1506 West Avenue, 7 rooms and bath, hot-water heat, electric lights. Possession September 1.

Per Annum. \$600—1127 West Franklin Street, 8 rooms, hot-water heat, electric lights; first flat. Possession at once.

600—1547 West Grace Street, first flat, 5 rooms, modern.

540—1719 Grove Avenue, second flat, 6 rooms, bath, electric and gas lights. Possession September 1.

300—111-A North Rowland Street, 6 rooms and bath, electric lights, hot-water heat, separate entrance. Possession September 1.

350—2205-A Stuart Avenue, 6 rooms and bath, hot-water heat, separate entrance. Possession September 1.

350—2205 Stuart Avenue, first flat, 6 rooms and bath, hot-water heat, electric lights. Separate entrance.

270—2509 West Main Street, 5 rooms and bath, electric lights, separate entrance. Possession September 1.

270—2507 West Main Street, 5 rooms and bath. GOLDSAN & NASH, INC., Real Estate, 12 North Eighth Street.

FOR rent, at reduced rent, 5-room house; newly painted and papered; possession at once; rent to start September 1; also flat, 4 rooms, furnished or unfurnished. Apply 107 West Main.

FOR rent, two brick houses, six rooms, bath, pantry, gas, heat, electric lights; good tenant. Apply 1837 Carrington Street, Randolph 518.

FOR rent, till October 1, 6-room furnished house on West Avenue, \$30 per month. Madison 1452-M.

FOR rent, house of 7 rooms; 12 North Thirtieth Street; all conveniences; Libby Hill. Apply J. R. Grimes, 14 North Thirtieth.

FOR rent, 2236 Park Avenue, 9-room dwelling; modern in every way. Apply H. L. Waller, 423 East Broad.

WANTED, some one to take a lease of a centrally located 6-room modern house from September 1. Phone Madison 2576.

FOR rent, residence, No. 709 North Avenue, Barton Heights, with all modern improvements, 4 rooms, furnished or unfurnished, steam heat, possession September 1; direct from owner.

Reduced Rental

2022-24 West Main Street, modern, seven-room brick dwelling. DOUGLAS E. TAYLOR, 807 East Franklin.

FOR RENT. 725 W. Main St. NINE ROOMS. 614 N. 8th St. EIGHT ROOMS. JOHN T. GODDIN & CO.

FOR RENT. No. 1616 Third Ave. Seven rooms, bath, electric lights, and furnace, strictly modern. DOUGLAS E. TAYLOR, 807 East Franklin.

FOR RENT. APARTMENTS 307 Davis Avenue. Upper flat, six rooms; lower flat, five rooms, hot water heat and electric lights. Possession Sept. 1. DOUGLAS E. TAYLOR, 807 East Franklin.

FOR RENT. 3 South Jefferson Street, 7 rooms. 8 South Cherry Street, 6 rooms. 1217 Floyd Avenue, 8 rooms. 1221 Floyd Avenue, 8 rooms. JOHN T. GODDIN & CO.

FOR RENT. 317 E. Franklin St. Twelve rooms, two baths, latrines. N. W. BOWE & SON, INC.

FOR RENT—Real Estate.

COUPLE without children want small family to join with them and rent nice 8-room house in Woodland Heights. Four rooms on each floor. Couple will take either floor. Rent will be \$15 each per month. Address K 401, care Times-Dispatch.

FIVE-ROOM house in Highland Park, 112 Woodliffe Avenue; rent, \$12.50. Apply within.

MODERN, 10-room house, 2 baths, 912 Barton Avenue. Phone Madison 2902-W.

FOR RENT. Well located and attractive corner brick store property on car line, in a thickly settled community in South Richmond.