IMPROVED CITY PROPERTY FOR SALE. IMPROVED CITY PROPERTY FOR SALE. IMPROVED CITY PROPERTY FOR SALE. IMPROVED CITY PROPERTY FOR SALE. IMPROVED CITY PROPERTY FOR SALE.

THE SOUTHERN MUTUAL HOME CO.

ESTABLISHED. SAFE. CONSERVATIVE.

By its means any one can acquire a home or pay off a mortgage and pay for same in small weekly payments, without interest. Read the following gratuitous indorsement given us by one of our contract holders:

St. Louis, Mo.: Sept. 6, 1902.

THE SOUTHERN MUTUAL HOME COMPANY, St. Louis, Mo.

Gentlemen—I am thoroughly satisfied with the manner in which your company arranged for the purchase of my property in East Overland Park—lot 1, block 1, lot 20, block 7, lot 15, block 7—bought from the Mississippi Valley Trust Company, Sept. 5th; and believing your method to secure a home not only feasible, but one which commends itself to the working class and those seeking a good investment. Enclose herewith my application for four contracts of $1,000 each. Yours truly, J. M. JOHNSTON, Circulation Department, Post-Dispatch.

HOW TO BECOME A MEMBER.

First payment on each $1,000 contract is three dollars ($3.00), then 50 cents per week until you take possession of your home; then you pay $1.50 per week on each $1,000 of your purchase, without interest. We invite you to call at our office and investigate us closely or

Address **THE SOUTHERN MUTUAL HOME COMPANY,**

Offices 305-312 DeSoto Building, 708½ Pine Street, St. Louis, Mo.

FOR SALE.

We are ordered to sell that desirable English Cottage Style Dwelling No. 4937 Berlin Avenue. 12 large rooms, conveniently arranged; three bath rooms; four toilet rooms; fine porch; linen and cedar closets. A delightful and comfortable home; Lot 60x182.

CORNET & ZEIBIG, . 111 North Seventh Street.

We Make Loans ---ON--- Real Estate.

OUR LARGE CAPITAL AND SURPLUS

Enable Us to Handle Loans of Any Amount at

Lowest . . . Interest Rates.

Prompt Answers to All Applications.

Mercantile Trust Co.,

Eighth and Locust Sts.

Here Is a Bargain for $2,800.

Two Flats for Home or Investment.

No. 4229 Evans Ave.—A nice two-story dwelling of two flats; rented for $336 per annum; nice lawn; street and sidewalk made; see this; can make easy terms.

AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

A BEAUTIFUL HOME FOR $4,500.

No. 4232 Castleman Ave.—Elegant residence, eight rooms and bath; 13-inch walls, slate roof, hot and cold water, gas fixtures, best copper wire screens, porcelain bath, vitreous tile and marbleized bathroom, electric bells, mantels, gas grates, marble steps, vestibule, oak paneled reception hall (hardwood floor), and staircase; cemented cellar; furnace, etc.; nicely decorated throughout. If you want a nice home don't fail to see it at once. Open all day; owner lives in house; one-half block from Market st. line; three blocks from Park ave. line; two blocks west of Compton Hill Reservoir, one-half block east of Shaw's Garden. F 196, Republic.

THE FINEST FLATS IN THE CITY

OF 5 AND 6 ROOMS.

2422 Eads Ave.—Two-story brick dwellings, each of two flats, 5 and 6 rooms, with bath, porcelain bath, sanitary closet, marble washstand, china closet, pantry, spacious wall closet in every room and hall, with double doors wardrobe style, also toilet on first and medicine closet in bathroom; the houses are 27 feet wide in front and 20 feet in rear, substantially built, all brick walls 13-inch inside rear stairs, front porches of brick, stone and tile tiled, grained oak trim, sidewalks front, side and rear, cemented cellar and laundries, individual furnaces, etc. The interior finish is exquisite and modern, all doors 1¾ inches thick, oxidized copper trimmings, elegant mantels and chevels, with gas grates, wired for electric lights; in fact, the most modern flats ever erected; one feature positively not found in other houses is a large reception hall on first floor for second-floor occupants, certainly a novelty and convenience; also interior cellar entrance, hence no exposure to attend to furnace or enter cellar and laundry; rented for $828 per annum; lot 26x125; price $5,750; can make easy terms. The last one left of six.

AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

FOR SALE. 4253 West Pine Boulevard.

ELEGANT

ROCK-FRONT HOUSE.

Lot 29 1-2x215 Feet to Alley.

Has 10 rooms, fine reception hall, parlor finished in bird's-eye maple, dining-room finished in quarter-sawed oak; reception hall, parlor and dining-room double floors and polished oak, with panved borders; bathroom, in white, porcelain tub, tiled floor and nickel-plate plumbing; also billiard-room; fine mantels on first and second floors; also console in reception hall; slate sink in kitchen, granitoid floor in cellar and cold-storage-room; cellar 8 feet in clear; rock porch and tiled floor; electric wiring and speaking tubes. For key, price and particulars see

KEELEY & CO., 1113 Chestnut st.

RENT $456; PRICE $3,750.

You Can't Beat This. Owner Must Sell.

3444 and 3446 Lucretia Ave.—A double two-story brick of four three-room flats; lot 25x120; renting for $456 per year; you could not put up the building for $3,750, and is in best renting section of city; building requires but very little repair; Lucretia ave. is between Bard and Clara aves., one block south of Easton ave.; easy terms.

AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

ON MONTHLY PAYMENTS.

For Sale—House and lot No. 4211 Gratiot st.; nice brick cottage of 5 rooms; city water in basement; lot 25x125; feet; house rented now; terms $200 cash and $15 per month. For price see

KEELEY & CO., 1113 Chestnut st.

FOR SALE. 3800 Flora Boulevard.

Corner Lot.

House has reception hall, 9 rooms, h. and c. water, electric and gas light, new and modern; lot 50x123.

THOS. F. FARRELLY,

Real Estate Agent, 812 Chestnut St.

$300 CASH DOWN.

For Sale—2932 Sheridan ave., near Garrison ave., nice two-story stock brick front house of seven rooms, reception hall, bath, hot and cold water; lot 25x120 feet to alley; house rented; terms, $300 cash down and $25 or $30 per month. For price and card of admission see

KEELEY & CO., 1113 Chestnut st.

A BEAUTIFUL FLAT

For Home or Investment.

Look at 4229 Norfolk ave., five and five rooms; the most elegant flat in city; was built for a home and not to sell; has all conveniences; 50-foot lot; nice lawn, trees, shrubbery, children's playhouse, etc.; will sell with 25 feet if desired; you'll like this; take Market st. or Vandeventer cars to Boyle ave., then two blocks north and one-half block west; or Suburban Benton division; or Choteau ave. to Boyle ave., then south to Norfolk ave.

AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

LINCOLN TRUST CO.

REDUCED From $6,000 **TO $4,000**

2201-7 MADISON ST.

Store and Three Dwellings.

2018-20 CHEROKEE ST.

Two Stores and Flats.

INVESTIGATE.

$9,000.

BEAUTIFUL $4,640 HOME.

$750 Cash—Balance Monthly.

3382 Hartford St. (One Block South of Tower Grove Park)—New eight-room slate-roof dwelling; bath; tiled floor; elegant mantels; gas grates; electric light; handsome woodwork; marble sink, etc.; lot 32x125; open to-day; 40 houses sold in about two years. See this bargain; you can't build it for the money.

GEORGE L. ZIMMERER, 617 Chestnut st.

A CALIFORNIA BARGAIN.

A beautiful tract of cultivated land containing 20,000 acres, in Central California, suitable for immense STOCK RANCH or colonization purposes. Can be purchased in a body for $20 an acre. By selling it out in small tracts it will easily average $50 an acre. Present owner must sell quick.

ADVANTAGES OF THE PROPERTY.

Perfect irrigation from the greatest river and purest water, in California, with 41 freight rate to tide water.

Healthiest climate in the State, proven by the lowest death rate.

$25,000 artistic residence; elaborate servants' quarters and 25 miles of fencing.

Orchard, 5,000 Bartlett pears, 20,000 prune trees, all kinds of family fruit.

35 to 50 bushels of wheat raised to the acre last year on thousands of acres.

Bean crop last year paid $100 net profit per acre, while the potato crop netted $125 per acre. Address for particulars,

LINCOLN INVESTMENT CO., 620 Market st., San Francisco, Cal.

4830 Labadie Avenue

A nine-room house, arranged as flats; bath, closet; all nicely painted and papered; lot 40x140; a good stable. Price, $4,500; will take a lot as part pay.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

FOR SALE—BARGAIN.

Broadway business property, near Clark ave.; lot 35x135, with old improvements, renting for $1,000 per annum. Call for particulars.

JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st.

NEAR WASHINGTON AVE.

724 N. Twelfth St.—Two-story six-room brick house; lot 15x100. For price, etc., see

LEWIS A. J. LIPPELT, 824 Chestnut st.

Compton Heights Home

2907 Virginia ave., near Russell ave.; nine rooms, reception hall, parquetery floors, tiled bathroom and hot-water heater; house has been completed and cannot be duplicated for the money; lot 49x125. Albert G. Blanke, 124 N. Seventh st.

—FOR SALE— Business Corner.

2901 Locust st., cor. Leffingwell, 8 large rooms, 2 bathrooms; furnace; lot 26x135.

JOS. DORMITZER, 104 N. Ninth st.

4319 McRee Ave. Only $3,800.

A substantial 2-story 8-room brick dwelling; bath, furnace; lot 50x206; near Tower Grove ave. cars, or house and lot x300 can be had for $5,000; a good bargain; worth fully $6,000.

HENRY HIEMENZ, JR., 614 Chestnut st.

VALUE $9000. PRICE $6000.

5729 Vernon ave., modern 10-room brick house; very convenient in arrangement; in good condition; fine lot 50x125½; now renting for $600 year, but should bring more rent; a bargain.

HOWARD GAMBRILL & CO., 917 Chestnut st.

$3,200 BARGAIN.

$1,200 will buy 2619 St. Vincent ave.; two-story brick, six rooms and bath, furnace, good cellar; lot 25x115; easy payments. Albert G. Blanke, 124 N. Seventh st.

WESTMINSTER PLACE.

Near Vandeventer—Modern ten-rolm brick house; brick porches, hardwood finish, electric lights, furnace; all conveniences; lot 30x142; $7,00.

LEWIS A. J. LIPPELT, 824 Chestnut st.

—WE— Collect Rents

Make Settlements Invariably on

LAST DAY OF EACH MONTH.

We Make No Charge for Advertising Vacancies.

Our Facilities Are the Best.

MERCANTILE TRUST CO.

Eighth and Locust Sts.

NEW BRICK COTTAGE

For Sale—House No. 2816 Sutton ave., one block north of Manchester ave.; very nice, new brick cottage of six rooms; reception hall, granitoid cellar, sewer, cabinet mantels; lot 30x46 feet; will sell on easy terms. Take Meramec Highlands or Benton car and get off at Sutton ave.

KEELEY & CO., 1112 Chestnut st.

A HOME FOR $1450.

No. 2846 Neosho st., a nice one-story three-room cottage; rock foundation; good cellar; lot 25x125.

AIPLE & HEMMELMANN, 608 Chestnut st.

$100 CASH, $25 A MONTH.

You can buy for $2,500 a nice six-room house, arranged for two flats of three rooms each; lot 25x132 feet; it is house 6115 Etzel ave., one block north of Minerva ave. and west of Hallamont ave.; property is now renting for $384 a year, and the rents can be increased from $24 to $40 a year; this is a good investment; property is never vacant; can be purchased on easy terms; $100 cash, $25 a month.

CHAS. F. VOGEL, 624 Chestnut st.

4 and 5 Room Flat for $3,650

NOT ANOTHER LIKE IT FOR THE MONEY.

No. 4387 Lucky st., east of Cote place; nice locality; street and sidewalk made; a two-story brick dwelling of two flats, four and five rooms each, with hall, porcelain bath, water closet, pantry, etc.; renting very low, for $396 per year; must sell; can make easy terms.

AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

CHOICE INVESTMENT ON AUBERT AVENUE.

778 Aubert ave., bet. Delmar and Fountain aves., two-story brick dwelling, arranged as two flats of five rooms and bath, on first floor and seven rooms and bath on the second floor; separate furnaces, cemented laundry; lot 20x170 feet; bricked street and alley; rent $600 a year; price $5,000.

CHAS. F. VOGEL, 624 Chestnut st.

BUY A HOME with Rent Money.

Nice 5-room frame house, with rock foundation and cellar under entire house; lot 45x140; easy terms; also a 2-room unfinished house; on easy terms.

RALSTON, Union and Minerva. Kinloch C 1817.

LINDELL BOULEVARD

Residence For Sale.

4117 LINDELL BOULEVARD.

Ten rooms, all conveniences; hot-water furnace; lot 37.3x150. JOS. DORMITZER, 104 N. Ninth.

Vandeventer Place.

NO. 59—14 rooms, rock front, in ashlar; solidly built; 13x23-inch walls; two-story brick stable, inlaid floors; will sell quick; big bargain; any terms. See us now. LOVE & SONS.

BARGAIN—FOR SALE.

2358 and 2360 Mullanphy st., corner of Twenty-fifth st.; store and 3 flats; monthly rental $54; price $5,000. D. J. HAYDEN REALTY CO., 702 Chestnut st.

2727 CAROLINE STREET

A 2-story 6-room brick house; water, sewer, street and alley made; lot 25x128.

Price $3,000.

MERCANTILE TRUST CO.

EIGHTH AND LOCUST.

THE PRETTIEST HOME IN ST. LOUIS

For the Price—$3,500.

No. 4642 Juniata st. Come out and examine this property and see for yourself. If you do not find it the most complete piece of residence property that was ever offered in the city of St. Louis for the price, you will lose nothing but your time. It is a well-built, seven-room house, with a bathroom, finished attic, front and rear porches, city water and gas; furnace, cemented cellar, window screens, on a large lot, 25x162, filled with flowers, fruit and vegetables. This property is four blocks west of Grand ave., two blocks south of Tower Grove Park, close to public schools and churches, and in a nice neighborhood. If you like to keep chickens, like to keep a cow, like a large yard, like fresh air and sunshine, and still have all the city facilities, then this is the place you are looking for. The property will be open to-day and every day until it is sold, for inspection, and if you are looking for a home you certainly ought to see this property before you buy elsewhere. Take Tower Grove Park street car line or any car line and transfer and come out and see for yourself the finest little home that was ever offered in the city of St. Louis for the price. Owner on the premises.

2823 N. NINTH STREET.

A 6-room brick dwelling, with water and gas, street, alley made; lot 20x100.

Price $2,700.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

ON MONTHLY PAYMENTS

You can buy a new four-room brick house with 25 feet of ground; 2709-2711 January ave.; you can see them to-day.

HILDENBRANDT & NOBLE, 623 Chestnut st.

FOR SALE OR EXCHANGE.

Lot, frontage 150 feet on Eleventh st. and 155 feet on Ninth st., near Angelica, depth of 337 feet; sell on any terms; privileges of paying part or all down on any time; may exchange for good improved flats or business property.

JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st.

4265 SACRAMENTO AVENUE.

A 2-room house; sewer, cistern; lot 55x129.

Price $1,200.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

SMALL FACTORY.

615, 617 S. Second st., a substantial two-story well-built brick building; store in front, 8 rooms above and large building and yard in the rear lot 45x160 to paved alley; adapted to almost any small factory; can be had at a bargain and upon terms to suit.

HENRY HIEMENZ, JR., 614 Chestnut st.

NICE HOME REDUCED $2100.

3036 Neosho st., a real pretty one-story 4-room brick, with gas, water, etc.; lot 25x125.

AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

3118 LOCUST STREET.

A 6-room brick house; reception hall, new bath tub, laundry floored; house in excellent repair.

Price $3,750.

MERCANTILE TRUST CO.

EIGHTH AND LOCUST.

FOR SALE—SMALL DWELLING.

One-story, three-room brick dwelling, comparatively new; good cemented cellar; side entrance; lot 24x44 to alley; Hebert st., near Jefferson; terms could be arranged; bargain if paid cash.

JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st.

4459 WEST MORGAN STREET.

Nine rooms, reception hall, bath, gas, electric lights, furnace; a bargain if bought at once. Inquire 1313 N. Grand ave. Kinloch C 1782.

WEST END RESIDENCE FOR SALE.

5149 Westminster Place.

Double brick residence; 12 rooms; hot-water heat, etc.; lot 50x170.

JOS. DORMITZER,

104 N. NINTH ST.

3622 HARTFORD ST.

A 9-room brick house, arranged as flats of 5 rooms up and 4 rooms down; each flat contains bath, closet, hot and cold water, separate furnaces, finished laundry; renting for $528 per year.

Price $4,500.

MERCANTILE TRUST CO.

EIGHTH AND LOCUST.

WE HAVE THE CHOICEST PROPERTY

For Sale in St. Louis LISTED WITH US.

Let us know your wants. We can suit you.

MERCANTILE TRUST CO.

Eighth and Locust Sts.

8-ROOM BRICK HOUSE, 50 FEET, $4,000.

627 Cashman ave., an 8-room brick house with slate roof, on a large lot, 50x126, with all modern improvements and conveniences; 13-inch walls; belongs to a party who lives in Europe, but who is at present in the city and has cut the price to $4,000 to make a sale. There is not another 8-room brick house in the city of St. Louis with a 50-foot lot that was ever offered for sale at this price. If you know a bargain when you see it, go and examine the premises; the occupants will be glad to show you through. Owner can be found on the premises until the property is sold.

DOWN GOES THE PRICE.

Owner says sell at once; house open to-day; 4154 Delmar boulevard; eight-room modern house; lot 29x142; will sell cheap if bought at once.

HILDENBRANDT & NOBLE, 623 Chestnut st.

3031 DICKSON STREET.

An 8-room brick house, with bath, closet, furnace, hot and cold water; good stable.

Price $3,000.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

Choice Homes for Sale. 4316 Lindell Boulevard.

ONLY ONE LEFT OUT OF THREE.

For Sale—New, elegant house, just about completed, containing all modern improvements; 11 rooms; marble and tile bathrooms, tile porches, oak reception hall, dining-room, bird's-eye maple parlor, imported mantels from the East; oak wainscoting in the hall; in fact, everything that tends to beautify a house and make it worthy of being on the handsomest boulevard in our city; price only $13,500.

3952 Maffitt Avenue.

Seven rooms; elegant house; in good condition; occupied by owner; change of residence, reason for selling; a bargain.

4721 Cottage Ave., 8 Rooms,

Sixty feet front; $3,000.

5129 Westminster Place.

A modern 11-room residence; tile bath and porches, having a front of 90 feet. This house is one of the best-built houses in the city and can be bought for $14,000.

1330 to 1340 Goodfellow Avenue.

Six 2-story 9-room brick houses, just completed; each has 9 rooms and reception hall and are elegant in every respect; newly decorated; lot 28x127 feet. These houses must be seen to be appreciated. Look at these to-day. Our representative will be on the premises to explain their advantages and give any other desired information.

5105-11 Morgan St.

Three elegant 10-room houses, having a front of 23½ feet, containing hot-water heat, tile bath and porches; these are new buildings and are just being completed; price $9,000.

J. I. EPSTEIN, 610 Chestnut

15 PER CENT INVESTMENT.

I want to sell my six-room house, arranged for two flats; renting for $282 per year, for $1,750; West End. K 259, Republic.

3945 EASTON AVENUE.

A 6-room brick house, all in prime condition; granite street;

Price $2,500.

Ground worth the money.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

FOR SALE.

First deeds of trusts in the following amounts: $500, $1,000, $2,350, $3,500, $1,500.

RUTLEDGE & KILPATRICK REALTY CO.,

717 CHESTNUT ST.

$2,400 Will Buy 3042 Oregon Ave.

A 2-story brick dwelling, containing 8 rooms and arranged for 2 families; side and rear entrance; water and sewer; lot 25x124.9.

JNO. J. BOGARD REALTY CO., 2602 S. Broadway.

Maffitt Ave., South Side,

Between Vandeventer and Warne; lot 25x115; all street improvements made.

Price $30.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

See This House BEFORE BUYING.

Nothing like it in St. Louis for the money asked. You cannot duplicate it for our price.

NO. 2706 HARTFORD ST., SITUATED IN THAT HIGHLY IMPROVED SUBDIVISION, SOUTH OF AND OVERLOOKING BEAUTIFUL TOWER GROVE PARK; ONLY ONE-HALF BLOCK WEST OF GRAND AVE. Convenient to Grand ave., Tower Grove and Fourth st. cars; contains nine large rooms, reception hall and bath; built right up to date; large square reception hall, with heavy oak columns, with fancy carving; staircase, finished in quarter-sawed oak; parlor in moss green and gold; dining-room in the best quarter-sawed oak, latest design and style of mantels; reception hall contains large consol of special order; best quality of Murphy's varnishes and filters used in all interior work; complete wiring for light and electric fan service; separate piping for fuel and illuminating gas; solid bronze hardware, artistic pattern; oak floors, with parquet borders in reception hall, parlor and dining-room; nickel-plated plumbing, marble washstand and sink; the floors in bathroom, Eclipse filters, Front Rank furnace, with hot-water connection. It contains everything that is convenient and modern; and is secured and ready for occupancy; granitoid basement and walks; Telford street, with granitoid gutters. See this house before buying, and you will be convinced that it is the best house on the market for the price. Open to-day from 1 to 6 p. m.

W. J. LEWIS, Agent. Phone C 1027. 268 S. Jefferson ave.

IF YOU HAVE Real Estate You Want to Sell List It With Us.

We advertise freely.

MERCANTILE TRUST CO.

Eighth and Locust Sts.

LOOK AT THESE MODERN DWELLINGS

JUST COMPLETED.

4543 and 4545 Washington Boul.

Adjoining Houses, Nos. 4539 and 4555 Sold

Open Daily, 9 A. M. to 7 P. M.

Best system of hot water-heating.

Large porches first and second floors.

Bird's-eye maple and mahogany parlors.

Steel girders in cellar.

Hardwood floors in reception hall, parlor and dining-room, with parquet border.

Absolutely the best value for the money of any houses for sale to-day. Extra well built; ten large rooms and elegant reception hall; staircase beautifully paneled in quarter-sawed oak to attic; reception hall and dining-room finished in oak; handsome cabinet mantels, with gas grates in every room; modern bathroom, finished in white with tile floor; porcelain bathtub, marble washstand, tank water closet, towel and medicine closets and best sanitary plumbing, exposed and nickel plated; slate sink in kitchen; hot and cold water; handsome front porch of brick and stone, with massive columns and elegant tile floor; also large back porch up and down stairs; finest heavy bronze hardware; walks and cellar granitoid, with finished laundry; large coal bin; servants' water closet and wine cellar; entire cellar ceiling plastered.

These houses must be seen to be appreciated, and if you are in the market for a home, don't purchase until you have looked at these. Our man in charge will be pleased to show you through. Your critical inspection invited; come and make comparison of material, arrangement, workmanship and finish; we claim and stake our reputation that they cannot be duplicated to-day at the price they will be sold for. Lot 31 feet 2 inches by 167 feet. Terms to suit.

GEO. F. BERGFELD REALTY CO., 820 Chestnut st.

NEAR WORLD'S FAIR—CHEAP.

12-room house, hall, gas, bath, wine cellar, furnace, laundry; lot 40x120; attractive, well-built house; worth $11,000; will sell for $7,000. Z 298, Republic.

...IF YOU... Want to Rent -A- Residence --or Flat

SEE

Mercantile Trust Co.,

Eighth and Locust Sts.

LINCOLN TRUST CO.

ELEGANT **FLATS**

2624-26 ARMAND ST.

2 Modern 5-Room Flats.

$4,600.

1535 HOGAN ST.,

Lot 25x137.

Two 5-Room Flats,

$4,000.

One Block South of Tower Grove Park, No. 3700 Hartford St., $7,200.

Queen' Anne residence, 9 rooms and reception hall; finished in hardwood, with finest of mantels and bath; granitoid cellar; house built to last, with iron girder through entire length of it; lot is 25x125; well grouted and all improvements made; owner lives in it, but can get card of admission from HANNAFIN REAL ESTATE CO., Room 224, n. w. cor. Seventh and Chestnut.

The Finest for $3,300. Flat—Home—Investment.

No. 4235 Norfolk Ave.—A nice two-story brick dwelling, well built, of three rooms, hall, bath, etc., on first floor; also one nicely finished basement room and four rooms on second floor; nice lawn and good neighborhood; owner must leave city; terms; low price.

AIPLE & HEMMELMANN, 608 Chestnut st.

$300 Cash, Balance Monthly.

2048 Salena st.; a 1-story brick dwelling, containing 3 rooms and finished basement room; front and rear entrances; water and sewer; lot 25x108.4. JNO. J. BOGARD REALTY CO., 2602 S. Broadway.

5101 WESTMINSTER PL.

Beautiful, modern house, now being completed; 13 rooms; hot water heat; finished throughout with the finest materials and in a most substantial manner; price and terms reasonable.

HOWARD GAMBRILL & CO., 917 Chestnut st.

2631 Russell Avenue

A 12-room brick house, bath, gas, hot-water system, filter for whole house; lot 40x155.

Price $5,500.

MERCANTILE TRUST CO.,

Eighth and Locust.

SALE OR LEASE.

2009-02 Pine St.—Four-story brick, with 12-foot basement; occupies entire lot 25x100.4; has seating, furnishing unlimited supply of water for laundry, factory, distilling or dairy; also good location for hotel; entirely detached by street or alley. Apply at office for price and terms.

JOSEPH S. ROTHWELL, 617 Chestnut st.

Best for the Money.

3202 and 3206 Vernon ave., elegant, new in all 12 room houses; hot-water heat, two bathrooms, stallerary tubs in laundry, copper gutters and spouts, hardwood floors, elegant mantels; lot 50x127 each; parties wanting to buy first-class house should look at these before purchasing; will be sold at bargain on easy terms; open Sunday.

BRADLEY & QUINETTE, 215 Chestnut st.

5059 Minerva Ave. for $4,600

A 2-story and attic, 9-room, reception hall, gas, bath, hot and cold water, electric light, furnace, cemented cellar, side entrance, cabinet mantels, natural wood finish; rent $540; lot 25x125.

HENRY HIEMENZ, JR., 614 Chestnut st.

We Must Sell 2615 Taylor Ave.

Modern 7-room brick, in best of repair; newly decorated; a bargain, on easy terms.

LOEWENSTEIN BROS., 909 Chestnut st.

MANUFACTURERS, ATTENTION

I have a number of large tracts for manufacturing purposes, with rail in facilities, which I offer at great bargains; also several nice business corners, well improved, for investment purposes.

C. C. CRONE, 3602 N. Broadway.

Here Is a Bargain for $3,750.

A Nice Home, Nice Locality.

SEVEN ROOMS AND ATTIC, MODERN.

No. 2940 Rider—Two-story brick dwelling of seven rooms and two attic rooms; furnace, bath, etc.; lot 30x150; can make easy terms.

AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

WHY PAY RENT

When We Make the Deed Possible?

our own Home to-day, which we could not have gotten so quickly any other way. This company guarantees to place you in your Home or return to you your Loan Fund. We place more money to your credit of your monthly payments than any other company of similar kind. We also take care of your payments when sick. Call and see our plan before buying a Home. This is not a co-operative company, but an Incorporated Capital Stock Company, guaranteeing a safe investment to all. We loan you the money to buy or build a Home, buy a Farm or release a mortgage. You pay us back in small monthly payments—less than rent. We charge you no interest.

Call or write Home Office.

United States Loan-Realty Co.,

1112-13-14-15 Missouri Trust Bldg., St. Louis, Mo.

Reliable Agents Wanted Everywhere.

J. N. CHAPMAN, MGR.

This $2,000 Home—4118 Rutger street, city—was bought for MRS. MAMIE H. GILBERT. Their payments are only $15.00 per month; of this amount $11.50 is credited on their Home. This stopped the rent habit for them. What we have done and are doing for your neighbors we can certainly do for you.

SIX LOTS SOLD LAST WEEK!

It Will Be 10 This Week And 20 the Next.

Just 150 Lots Left in BEAUTIFUL GREENWOOD!

This Fall Will Close The mOut and the Opportunity to Buy

The CHEAPEST HIGH-GRADE RESIDENCE PROPERTY IN ST. LOUIS

Will Be a Thing of the Past.

You Can't Duplicate This Property at the Price,

$3.00 to $7.00 Per Foot.

Be One of the Lucky 150. Get the Choice by COMING OUT TO-DAY!

Subdivision Office, Corner Sutton Avenue and Greenwood Boulevard. OPEN ALL DAY SUNDAY. WEEK DAYS 2 TO 5 P. M. Take Suburban Car, Benton Division, to Maplewood Station.

MERCANTILE TRUST CO.,

Eighth and Locust Streets.

IMPROVED CITY PROPERTY FOR SALE. IMPROVED CITY PROPERTY FOR SALE.

AN OPEN LETTER.

OZARK HOME COMPANY, Second Floor Ozark Building, Tenth and Pine Streets, St. Louis, Mo., Sept. 1st, 1902.

We have now been organized just four months, and it is with pleasure that we give you a statement of our affairs and methods. We have written 292 contracts in "Class A" and 85 in "Class B." Five contracts in "Class A" are matured and monthly payments are being made on them. We will begin to mature in "Class B" about October 1st. We have lost by lapses about 100, thus leaving a net membership of 282 in good standing—a very good showing, indeed.

The hardest life of any concern is the first four months of its existence. We have passed over many rugged shoals and are now on a safe footing. Our members are composed of the best citizens, and are going to stay with the Company, and no doubt will stand by it from now on. Our report shows a grand history, and from now on will have smooth sailing. Every member of the Ozark Home Company should interest himself or herself a committee of one to see how many members they can bring in, which will not only help the Company, but will help themselves as well.

We have bought for Miss Fuhlhage, of 1905 Chouteau avenue the property at 5724 Garfield avenue for the sum of $1,850, the rent of which was $16.00. She now pays $8.50 each month, and the rent more than carries her contract.

Mr. A. H. Weber, President of the Weber Chemical Company, of 2239 Washington avenue, held the next four contracts. He sold them to Mr. John Adams of 4422 Delmar avenue for the sum of $200 a piece. Mr. Weber took one more contract and is still carrying them. Mr. Adams is leaving his contracts for accumulation, and is paying on them at maturity rates. He intends to place this out on interest and let the interest on same carry them until he gets ready to purchase property. Mr. Adams is a large holder with us.

Last month we purchased the good will and business of the Aetna Home Building Company, and placed their membership on our list, they having ceased to do business. Tally one scoop for the Ozark Company.

We have a splendid lot of good agents, and they are wholly responsible, all doing good and noble work for the Company, so the Company can be congratulated upon its good work accomplished, which places it in the front rank of progress. Now let us all go to work for the upbuilding of the Ozark Home Company.

We herewith append a few names who are members of the Ozark Home Company, all prominent in business circles, and who will gladly answer any questions desired about the Company, if you will inclose stamp for reply:

J. E. Pentuff, Dean of Stephens' Female College, Columbia, Mo.; Doctor C. H. Powell, Century building, St. Louis, Mo.; J. J. Fischer, Tudor Iron Works, East St. Louis, Ill.; C. C. Beatty, Merchant, Mich.; R. F. Dorr, Marion, Ky.; A. Cuff, St. Louis Post Office, St. Louis, Mo.; W. H. Hunt, Sixteenth and Broadway, East St. Louis, Ill.; John T. Welsh, Roadmaster Wabash Railroad, Litchfield, Ill.; F. C. Zaller, Printer, 1401 Washington avenue, St. Louis, Mo.; H. Goodman, Taylorville, Ill.; S. D. Phillips, prominent Druggist, Odin, Ill.; Dora F. Duchesne, Sandoval, Ill.; A. P. McCool, Terre Haute, Ind.; Sam B. Neal, Corning, Ark.; D. F. Jenkins, Shawneetown, Ill.; Henry Orpen, Law Stenographer, 501 Laclede building, St. Louis, Mo.

And scores of others. Our membership is all right. Write them.

Yours for business, OZARK HOME COMPANY.

FOR SALE IN BERLIN HEIGHTS.

4602-4-14-16-20 McPherson Ave.

TWO SOLD LAST WEEK.

HOT WATER, HEAT. ELEGANT PLUMBING.

Something extraordinary in 10-room houses. The construction, the material, the style, the finish, the location, all the best. If you appreciate a good house, a good home, see them. Terms and prices right. Open all the time.

ROYAL INVESTMENT COMPANY, 700 Chestnut Street.

A DWELLING BARGAIN FOR SALE

AT A PRICE THAT WILL EQUAL PAYING ONLY $35 RENT, AND IT WOULD RENT FOR $60 PER MONTH.

Then why pay rent? Ten rooms; reception hall; hardwood finish; 13-inch walls all the way up. Save $25 per month by buying this bargain.

HOLBROOK-BLACKWELDER REAL ESTATE TRUST CO.,

107 NORTH SEVENTH ST.

3832 INDIANA AVENUE, $1,850.

A 1-story brick dwelling, containing 3 rooms and attic; front and rear entrances; water and sewer; lot 25x125.

JNO. J. BOGARD REALTY CO., 2602 S. Broadway.

$100 CASH, $30 A MONTH.

A nice comfortable 2-story slate-roof brick residence, 7 rooms, bathroom, reception hall, laundry and cellar; lot 50x127 to alley; on Compton hill; Park and Page boulevard, and west of Belt avenue; can be bought at low price of $3,500; 1329 Granville place. CHAS. F. VOGEL, 624 Chestnut st.

4342 Laclede Avenue

Nine-room brick house, with reception hall, bath, hardwood finish, cabinet mantles; house in good repair; stable; lot 50x170. Make an offer. Owner says sell.

MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

DOWN GOES THE PRICE TO $3,300.

Rents $46 Month, Price $3,300.

Magnolia and Ecoff aves., s. w. corner; 4 flats; 3 rooms each; a big bargain; owner must have money. This property is situated just west of Scullin-Gallagher iron works, and is always rented. A splendid investment; much better than loaning your money at 6 per cent interest on real estate security or placing it (your money) in bank or trust company at 3 per cent interest.

CHAS. F. VOGEL, 624 Chestnut st.

FLAT BARGAIN.

Page boulevard, Nos. 4081 and 4081A—Five and six rooms, all modern and most substantially built; lot 25x95; price $4,500.

HOLBROOK-BLACKWELDER REAL ESTATE TRUST CO., 107 N. Seventh st.

REDUCED FROM $2,000 TO $1,350

6328 Cottage ave., between Newstead and Pendleton aves., a one-story and basement brick residence; five rooms, bathroom and cellar; lot 25x124 feet; only $150 cash required. You cannot build the house alone today for $1,350, the price asked for the entire property; a big bargain for some one. CHAS. F. VOGEL, 624 Chestnut st.

$500 CASH

And the balance on monthly payments will buy **New Eight-Room Brick, No. 5163** Minerva ave.; contains all modern conveniences, including reception hall, laundry, furnace, nickel-plated and enamed plumbing, hardwood finish, etc.; has slate roof and granitoid walks; lot 30x165. Open for inspection to-day.

ALBERT G. BLANKE, Both phones. 124 N. Seventh st.

A 6-Room House, $2,000.

No. 1337 Holbanont ave., between Minerva and Bertha aves.; a 1½-story brick residence; 6 rooms; lot 30x90 feet; can be bought on easy terms; convenient to Suburban, Olive st. and Easton ave. cars; a bargain for some one. Buy a home, and do not be compelled to pay rent that will be advanced from month to month. Property is in first-class repair.

CHAS. F. VOGEL, 624 Chestnut st.

FOR SALE.

S. W. Cor. Sixth and Chestnut Sts.

48x127 feet.

Most eligible business site.

JOS. DORMITZER,

104 N. Ninth St.

A NICE cottage; three rooms, finished attic room, cellar, stable; lot 25x140. Inquire at 3029 S. Eighth st.

AT a Sacrifice—3906 Arsenal st., across from Tower Grove Park; a modern Queen Anne house; eight rooms and bath; every convenience; lot 40x125; parties leaving city.

BARTMER Ave., 4321—New and first-class two-room and reception hall; hot-water heating; 50-foot lot; will sell on terms to suit. Open to-day, 2 to 6 p. m.

W. S. BALSON, 903 Chestnut st.