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

The Keynote of Success!

Leaving out of consideration the very low prices, magnificent street improvement, easy terms and fine street car service

At Southampton

The thing that has been pronounced by all—old and young alike—as the most beneficial feature in this up-to-date subdivision

Is the Insurance Clause

Whereby in the event of death all outstanding indebtedness is canceled and the property purchased left free and clear to the family or estate of the purchaser.

If you have not previously investigated this proposition, or if, having seen "Southampton" in its unfinished state, you are not now acquainted with its remarkably beautiful appearance, its up-to-date improvements, its handsome homes now building.

See It To-Day!

Low prices, easy terms, special inducements, are still the order of the day. Our salesmen will be on the ground all day to-day and throughout the week to show the property.

Take **"Southampton"** cars over the old Tower Grove line, starting at Sixth and Pine streets, direct to the subdivision office.

Mercantile Trust Co., Agents,

EIGHTH AND LOCUST STREETS.

GET 6% FOR YOUR MONEY ON GILT-EDGE SECURITY.

WE HAVE FOR SALE

First Trust Deeds for $11,000, $11,500 and $25,000 at SIX PER CENT.

Good as Deposits in Bank and Pay Double the Interest.

Holbrook-Blackwelder Real Estate Trust Company, 107 North Seventh St.

J. G. SCHULER. WM. G. BERG, Residence, 5568 Bonton st. Notary Public.

J. G. SCHULER & CO.,

Real Estate, Loan and Insurance Agents,

Room 300 Granite Bldg., Fourth and Market sts.

Phones—Bell Main 2365 and Kinloch B 1456.

Have for sale the following property:

John ave., 3621: a Dwelling frame building, four rooms and attic, with cistern, including water and gas in the house; lot 50x165. This is an excellently built house. Inspect this and report to us at once, as this is a magnificent home. Only fifty yards from Bellefontaine cars.

Grand ave., 4625: an elegant residence with seven rooms and reception hall, and all modern improvements; attic and laundry; lot 50x142. This is a beautiful place; price, $4,500.

Spalding ave., 3717: an elegant new two-story frame building, with hall and front vestibule to upstairs, arranged for two families. This is a bargain; rents for $24 per month. Price, $2,600.

Bircher st. and Goodfellow ave., northeast corner; eighteen and one-half acres of land. This is a splendid piece of investment property, having a vineyard of nine acres, a splendid orchard, growing apples, peaches and pear trees, also a two-story ten-room brick dwelling, having 25-inch wall, with an elegant wine cellar, well, cistern and city water on the premises. This can be bought at a bargain. Only $15,000. Make us an offer.

Fourteenth st., 2825 and 2827 N., a splendid double two-story and mansard brick dwelling; good basement to each. This can be bought at a bargain; has 15 feet front, with corner lot vacant.

California ave., 4622: a two-story nine-room house; two bathrooms, five rooms on first floor, four rooms and bath on second floor, two laundries; arranged for two families; lot 25x125. This is a splendid residence. Can be bought for $4,000.

Thirteenth st., 2935 and 2937 N., a double flat arranged for four families. This is a splendid piece of investment property, having a frontage of 22 feet; rents for 2420 per annum. Price $2,600. Make us an offer.

St. Louis ave., 1214 and 1216: a splendid row of flats arranged for five families; two families on first floor and three on second floor; with two large halls; lot 50x144. This is one of the best bargains in the city. Annual rentals are $930. Price, $7,500.

Withnell ave., 1914: a fine two-story and mansard roof brick dwelling; must be seen to be appreciated; lot 25x125; all improvements made. Inspect this and report to us.

ELEGANT HOMES FOR SALE

2572 Clemens, 9-room frame; Hoke Comfort furnace; lot 40x185.

2535 Clemens ave., 10 rooms; furnace; lot 60x185.

2721 Cates ave., 8-room brick; lot 60x185.

4636 Cates ave., 10-room brick; 100-foot lot.

5522 Von Versen, 9-room brick; furnace; two baths; lot 50x185.

5600 Von Versen, 10-room brick; furnace, etc.; lot 50x185.

2716 Clemens ave., 10-room brick; furnace; lot 60x185 feet.

2727 Vernon ave., 10-room brick; furnace; lot 60 feet.

1929 Parkland place, 10-room brick; lot 50x125.

3412 Delmar ave.; elegant 9-room home; built for owner's use; 50-foot lot; get owned from me.

Washington ave., 14 rooms; 100-foot lot.

Westminster place, double home; rock front; 22 rooms; $12,000.

W. P. NELSON, 100 Chestnut st.

SCHOFIELD PLACE

Houses and Lots

On monthly payments, sold with a cash payment of $100 to $150, balance at less than rent prices; 5-room house, price $1,250, cash payment $150, per month $16; 5-room house, price $1,350, cash $150, per month $18; 6-room house, price $1,450, cash $150, per month $18; lots 50x139 to alley; one house, 6 rooms, price $1,650, cash payment $200, per month $18; lot 50x139, to alley; also lots 50x139 on cash payment of $5 and $5 per month. The location is between Olive street road and Page ave., a short distance northwest of Suburban Park car barn. For information call on Belson, Fisher and Minerva, Kinloch, Delmar 762.

Also one 5-room brick, with cellar under the entire house, on Chamberlain ave., near Sarah; or one, one block from Suburban car barn; can be bought with $300 cash and reasonable payments of $15 per month. BALSON, 5 Delmar 762. Fisher and Minerva.

Flat Bargain.

Look at 3142 Ridge ave.; 3 and 4 room rock-front flat; all the modern improvements; price $1,800; rents for $720; a bargain. See DYAS-McCOLLOM, 107 N. Ninth st.

CHEAP HOME.

3918 Iowa ave., 2-story and mansard, stock-brick front, containing 8 rooms; separate entrance for two families; 25 to 50 feet front; in first-class condition; for sale on terms see ARTHUR G. PRINTZ, Ninth and Russell ave.

Out in the Rain, the Hail and the Snow, Out Where the Winter Winds Do Blow. Oh, Oh!!!!

This may be your fate if you do not stop paying that landlord rent and buy a home on rent money. You can do it. Just go out today and look at the elegant 5-room cottages which we are selling on Rock and Iowa. They have bath, closets, etc., etc. They are located on Lafayette ave., just one block north of Shaw's Garden, and east of the Manchester road. Take Vandeventer ave., Market or King's Highway car. Salesman on Grandin Sunday. See

M. P. HYNSON or FRANK J. DOUGHERTY, Phones 47 1710; Main 50 A. 928 Chestnut st.

BARGAIN.

For Sale—Lot 50x120, with double two-story brick building, arranged into four flats; downstairs four rooms each, with bath; and upstairs five rooms each, with bath; front halls and side entrances, good cellar, grantwood laundries, sheds and fences, all in first-class repair; splendid renting neighborhood, close to Grand and Cass aves.; good investment; will sell at a bargain; terms to suit purchaser, or take seven-room dwelling as part payment. Address owner, RJ 324, Republic.

ON MONTHLY PAYMENTS.

For Sale—House and lot No. 622 Shaw ave., 1 mile west of Old Manchester road; 1-story brick cottage of 2 rooms and good rock cellar; lot 28x150 feet; terms, $100 cash down and $15 per month. For key and price see KEELEY & CO., 1113 Chestnut st.

FAIR, 4345—Five-room frame; lot 25x136; nice home; easy terms. Strodtmann & Strodtmann, 3697 N. Broadway.

An Elegant Home, $5,975.

Reduced from $6,500; for immediate sale only. New and modern; guaranteed equal to any $6,000 residence in the city.

NEW 9-ROOM RESIDENCE.

A home to be proud of.

$50 MONTHLY BUYS IT.

Two and one-half-story brick; all walls 18-inch; slate roof; large yard; entire first floor finished in oak, including floors; handsome cabinet mantels; patent butler cupboards; best sanitary plumbing, closets and porcelain bath tub; eight clothes closets; large reception hall; artistic copper hardware; white column porch; the china closet is a beauty; slate back sink; hot and cold water in the upper two floors; the lawn with beautiful, large shade trees, etc.; you could not rent a home like it for less than twice the amount of your monthly payment; city water, gas, sewer, etc. Small cash payment and $50 per month buys it; nice neighborhood; house is No. 4326 Duncan ave.; Taylor avenue cars take you within half block of house. Open every day from 3 to 6; don't fail to come out; you will not be disappointed, and you can't do better; just finished; have your architect or builder examine it; contracts were given when material was cheap; it could not be replaced for the money now; you get the benefit.

R. A. RICHARDSON, 616 Chestnut st.

COMPTON HEIGHTS

27 S. Compton; nine-room, rock-front, slate-roof residence; bath, furnace, cabinet mantels; lot 25x125. Only $500 cash required.

ANDERSON-STOCKE REALTY CO.

Phones: Main 426; Kinloch A 2196.

House Bargain

Look at 2309 Washington boulevard; modern; 9 rooms; hardwood throughout; hot-water heat. DYAS-McCOLLOM, 107 N. Ninth st.

BARGAIN FOR HOTEL OR INVESTMENT.

2908-10 Morgan st., a double 22-room brick, in first-class order, renting at present for $960 per year; lot 64x120; brick street, etc. See me for card of admission and price.

ARTHUR G. PRINTZ, 908 Russell ave.

Rent $1,580; Price $10,000

Fine improvement; in good business corner; this is a great bargain; the owner needs the money. See us for particulars.

DYAS-McCOLLOM, 107 N. Ninth st.

BARGAINS.

Wanted—To sell at bargain, 3314 Ridge ave.; lot 50x125; cottage; $1,800.

Wanted—To sell at sacrifice, corner; 12 flats and 1 story rent, $2,000; price, $15,000.

Wanted—To sell, bargain in 5661 Finney ave.; lot 50x125; brick house.

Wanted—To sell, 30 per cent less than worth, store and 2 flats; main street; rent $55. Apply

H. W. HERWECK, Olympic Building, Grand and Windsor.

3928 Iowa Ave., $2,850.

A two-story 7-room brick for two families; in good order; alley paved with brick; lot 25x125.

ARTHUR G. PRINTZ, 908 Russell ave.

Only One Left, $100 Cash.

$25 MONTHLY. 1341 HODIAMONT AVE.

You can buy a nice 6-room cottage 1½ blocks north of Page boulevard; Olive st. through cars pass house.

CHAS. F. VOGEL, 824 Chestnut st.

LAST COTTAGES

For sale at Brentwood, on hill; Warm ave., between Wellington and Rayine ave.; 5-room, oak frame; lot 30x100; must go for $900; only $25 cash down, balance $10 per month; rental buys; no interest, insurance or taxes for two years; just think! Lot is worth $600; it can be thrown in for rent money. Take Suburban Park car and transfer to Kirkwood car, on Maple ave., get off at Tussedo bridge and Wellington ave.; see Mr. Bentz, Wellington and Tussedo ave. First calling with $25 gets the property. Be quick.

ZINS & CO., Agents, 19 N. Seventh st.

PAYS 12 PER CENT INTEREST.

For Sale—Houses 1531-1533 Louisiana, corner St. Vincent; two very nice, almost new 2-story brick houses; lot 50x100; 5 rooms each with bath, hath and cellar; both houses rented at $22.50 per month; only $2 or $3 per front foot. For price see KEELEY & CO., 1113 Chestnut.

ROCK CHURCH.

Channing, 3126—Seven-room brick house; good lot; will tolerate; with house; easy terms; low price. LOWIS & SONS, 327 Chestnut st.

THREE-STORY STONE HOUSE.

6257 Find ave.; lot 47x127; containing 11 rooms, furnace, bath, etc.; must be seen to be appreciated; price only $7,000.

WM. S. DROZDA, 409 Chouteau ave.

EASY TERMS.

Buy Before the Snow Fal's.

3758 North Market st., $1,350; neat little cottage of 4 rooms and rec. hall; stable, fruit trees, etc.; 50x125.

4270 Bulwer st., $1,600; 2 rooms and attic; handy to Iowa car lines.

4467 Lafayette ave., $2,600; new 5-room cottage; bath and closet; open to-day.

4519-21 Page boulevard, $4,500; 9 rooms; all modern conveniences.

All of the above can be bought on easy payments. See

FRANK J. DOUGHERTY.

Phone Main 861A; C 1710. 928 Chestnut.

Rent $660, Price $6,000

608 Maple ave.; lot 25x125; a two-story flat arranged for two families, of 4 and 7 rooms, two baths, closets, Front Bank furnaces, etc. WM. S. DROZDA, 409 Chouteau ave.

FOR SALE.

ST. NICHOLAS HOTEL.

Seven-story building, fireproof, n. w. cor. Eighth and Locust sts., 92 feet 6 inches front by 214 feet deep, opposite Government building, in the heart of the business district. The hotel is now in successful operation, contains 92 bedrooms, 2 restaurants, office, banqueting hall, reception-rooms, cafe, barber shop, barroom, etc.; in fact, every appointment of a first-class hotel.

Adjoining on west, 25 feet front by 114 feet, usage lease for 22 years, goes with sale; this property can be improved to furnish 100 additional rooms. A great opportunity for investment in the World's Fair city.

Mississippi Valley Trust Co.,

Fourth and Pine Sts.

NEW, DESIRABLE RESIDENCES FOR SALE.

3566 Clemens Ave., N. W. Cor. Belt—9 rooms, reception hall; hardwood floors and finish; stone porches; hot water, furnace, etc.; lot 50x132; $10,000.

Open for inspection.

JOS. DORMITZER, 104 N. Ninth St.

MAGNOLIA.

4076 Magnolia ave., nine-room slate-roof brick dwelling; bath, furnace; lot 50 feet. Monthly payments if desired. Make offer.

ANDERSON-STOCKE REALTY CO.,

811 Chestnut st.

Phones: Main 426; Kinloch A 2196.

Real Estate for Sale.

$1,500 will buy a nice home; $200 cash required; balance monthly. RJ 46, Republic.

CAN'T BE BEAT!

3720-24 McNair ave., a double one-story house for two families; one side 2 rooms, the other 1 room; lot 25x120; price to sell; price $2,850.

ARTHUR G. PRINTZ, 908 Russell ave.

$200 CASH

Will buy five-room brick dwelling, with bath; lot 25x120.

Price $1,800.

See on Monday for this bargain.

ANDERSON-STOCKE REALTY CO.,

Both Phones. 811 Chestnut.

West End Residences for Sale.

4023 W. PINE 87.—Modern 11-room residence; conservatory; all conveniences; lot 25x125; $12,000.

4127 LINDELL BOUL.—Ten rooms, reception hall, h. w. furnace, etc.; lot 27.6x125; $12,000.

4256 WESTON AVE.—10 rooms, modern built; lot 40x140; $8,000.

3970 PAGE AVE.—8 rooms, bath, furnace, chicken house; lot 30x100; $5,000.

3125 LACLEDE AVE.—Store front, 5 rooms, bath, furnace, detached flat; price $3,900.

JOS. DORMITZER, 104 N. Ninth st.

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896 Bompain—House 1146 Goode ave., loan under mortgage; $800 home for $4,000; 5 rooms; new plumbing and newly decorated. J. H. Johnson, 3th Floor.

HURD, 1421 — Elegant nine-room house, in West End; 50-foot lot; all conveniences.

CHEROKEE, 2922—One-story, six-room house; 25x125; two attic rooms.

CAROLINE, 3346—Four-room brick house; hot bath; finished laundry; $2,200.

CONNECTICUT, 4229-31—Two nice four-room cottages, $350. Apply 3222 Hickory.

COOK, 4258—Seven-room brick; bath, hot and cold water. Apply 3512 Ridge ave.

CORA, 3716—Seven-room house; bath; attic; fine cellar; front and side entrance; good shade; lot 50x165.

DELMAR Boulevard, 3928 — Desirable seven and eight room flats; rent $1,200; payment $2,200; balance $20 monthly; everything modern.

DODIER, 919—8-room brick; two families; first-class condition; price $2,800. Jas. B. Dutton, 2604 N. Fourteenth.

DODIER, 919—Twelve-room brick; bath, cellar, gas, furnace; large stable; lot 50x125; price $3,000. Jas. B. Dutton, 2604 N. Fourteenth.

EASTON, 3415—Lot 25x124, or will take 5-room house, with some cash.

EASTON, 4265—Storeroom, with six living-rooms; rent 50x125; bargain.

EIGHT-ROOM brick house; $2,100; suitable for two families. 2531 University st.

FAIRMOUNT, 3596 and 3598—Four modern flats; choice investment; always rented; $12,500. Strodtmann & Strodtmann, 3697 N. Broadway.

FAIR, 2345 (Near O'Fallon Park)—The finest and best-built house in North St. Louis, at a sacrifice; all hardwood finish; elegant bathroom; heated by hot-water heating plant; all copper screens; large two-story stable, etc.; a beautiful place; must be seen to be appreciated; anyone looking for a fine home, fronting the park, will do well to see me at once; a big bargain.

GEO. J. WANSTRATH, 616 Chestnut st.

FLAD ave., 3-room brick residence; 22x129; furnace; $1,300; easy terms.

JOHN MAGUIRE REAL ESTATE CO., 101 N. Eighth st.

FOUR fine modern W. S. flats; lot 50x130; all improvements made; rent $1,200 a year. Give us an offer. P. T. MADDEN & CO., 3512 Easton.

FOUR-ROOM stone-front house; lot 40x135; near Taylor ave., will give good trade and some cash for a suburban house. 4415 Easton.

FINE corner; partly improved with six flats; place for several more houses; would take well-improved farm for equity. 4271 Easton.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

NORTHWEST CORNER

GRAND AVE. AND LACLEDE

OWNED BY THE "TUTT ESTATE,"

WILL BE SOLD ON THE GROUND TO THE HIGHEST BIDDER

AT AUCTION

SATURDAY, OCTOBER 31, 2 P. M.

Lot 113.2¾ on Grand, 150 on Laclede.

One of the choicest corners on Grand Avenue. Junction of St. Louis's greatest cross-town street with a leading West End thoroughfare. Junction of car lines. Sale being made by Tutt Estate, which is closing out its real estate. A rare opportunity to secure high-class corner at a bargain. Hotel or apartment house site. A business corner. Good for the present and with magnificent future prospects.

TERMS—One-Third Cash, Balance 1 and 2 Years 5%, or all Cash.

Call or send for Circular giving Plat and Full Particulars.

MERCANTILE TRUST CO.

EIGHTH AND LOCUST.

CITY REAL ESTATE FOR SALE. CITY REAL ESTATE FOR SALE.

GET IN THE CIRCLE

BUY A LOT

And Build a Home in

PAGE AVE. HEIGHTS

Means a Homesite that You Cannot Equal Around St. Louis.

Lots are 50x125 and are selling fast at

$400 PER LOT AND UP.

Terms Are Easy.

J. B. BRADFORD, Agent.

103 Carleton Bldg., 6th and Olive.

TO VISIT SUBDIVISION—Take Suburban Park car or Olive street through car, get off at Page avenue and walk one block west.

IMPROVED CITY PROPERTY FOR SALE.

TIFFENTH, 908 and 910 N.—Lot 26.6x198; a well-built two-story and attic brick building for four families; three nice large rooms to each family; also stable in the rear for eight horses; would be fine for a teamster; rent 900 per year; a big bargain; price only $5,000.

GEO. J. WANSTRATH, 616 Chestnut st.

FINE business corner for sale; lot also house; lot 50x120, corner lot at present occupied as coal yard; investigate. Inquire 2229 Kossuth.

FIVE-ROOM brick house; good cellar; stable, buggy shed, coal shed; $6 foot lot; place for one more house. Call 621 Easton.

FLORISSANT, 651—New seven-room brick house, with bath; furnace; cemented cellar.

FOLSOM, 3628—Lot 50x125, two-story and attic brick residence; nine rooms; bath; improvements; cabinet, gas fixtures, screens, etc.; open for inspection; owner leaving city; price only $3,600. This elegant home must be seen to be appreciated. W. M. DROZDA, 409 Chouteau ave.

FOR Sale or Exchange—50x185, fine lot at Oakland; clear; will trade for equity in improved. JOHN DAVIES, 4108 Easton.

FOR Sale or Trade—A fine flat of 11 rooms; gas, hot and cold water, cemented basement and laundry; for a small house or bakery. RH 145, Republic.

FOR Sale—3935 Lawton ave., a well-built, 10-room detached house; hot-air furnace, bath, laundry; within easy walking distance of Union Station, making it a paying rooming-house at all times; $4,000.

FOR Sale—Lot, on direct line with World's Fair site, well-built 8-room brick, with cellar throughout; front, side and rear yards; $3,650.

4230 Blaine ave., 8-room brick house, bath, laundry, front, side and rear yards; $2,850.

4232 Blaine ave., 8-room brick house, bath, laundry, front, side and rear yards; $2,850.

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2 Vista ave., 8-room brick house, bath, in Dr. Gottschalk district; 7-room brick house, with alley on two sides; $2,000.

Will sell above on monthly payments.

BEHRMANN R. E. CO., 1122 Chestnut st.

FRANKLIN—Two-story brick building; two stores, living quarters; rental $1,020; sell or trade. Cavanaugh, 1401 N. Grand.

GILMORE, 2015—One and one-half story frame building; lot 30x125; good condition; $1,800.

HAUMUELLER-DALTON R. E. CO., 2405 N. Broadway.

GOOD brick house and lot, with furnace, south of World's Fair. Take Chouteau ave. cars; get off at Tamm ave., walk south to 6416 Wise ave. RJ 121, Republic.

GRAND, 680 N.—Six large rooms and bath.

GRAND, 882 N.—Two flats, each five rooms and bath; lot 25x120; owner moving; $4,500. Strodtmann & Strodtmann, 3697 N. Broadway.

HAVEN and Water—Frame house, three rooms, $250; bargain. Apply 6604 Broadway.

HAVE the prettiest six-room house, one-quarter acre around, fruit trees and grapes, that money can buy; to sacrifice this week, cheap. RJ 82, Republic.

HOUSE, modern; good neighborhood; will sell cheap. RJ 8, Republic.

HUNT, side-entrance three-room frame cottage. $1,100; easy terms.

W. M. S. DROZDA, 409 Chouteau ave.

LAWTON, 3312—Nine-room house; elegantly furnished; heated by furnace; 50-foot lot; full of good-paying roomers; on the main street to Fair; $3,000 cash; balance $20 per month; easy payments.

LEE, 2826—Nice five-room frame cottage; easy terms; price $1,800. Jas. B. Dutton, 2604 N. Fourteenth.

LIVERY barn, sell all or part; bargain. 1862 N. Grand ave.

LOT 25x120, with two residences; cheap; investigate. 620 N. Twenty-first.

LOT 50x165, with small house; Hazel Hill; only $900; part cash, balance time; bargain.

JOHN DAVIES, 4108 Easton.

LOVELY five-room brick house; river view; lot 50x100; $1,750. Call 2861 Koechiusko.

LUCAS, 2128—Nearly furnished nine-room house; a bargain.

MADISON, 2314-2316—Four flats; each three rooms and bath; choice investment; $6,000. Strodtmann & Strodtmann, 3697 N. Broadway.

MADISON, 2914-16—Three-story double brick; w. c. and bath; all improvements made; good neighborhood; big bargain; rents for $62 per month; price $7,000.

HAUMUELLER-DALTON R. E. CO., 2405 N. Broadway.

MAFFITT, 3717—For sale or exchange for 5-room brick cottage in North St. Louis.

MAFFITT, 4023—Good 7-room modern brick dwelling; lot 25x125.6; a nice house; can sell at a bargain and on easy terms.

McKEE-HARTNAGEL R. E. CO., 1134 Chestnut.

MODERN nine-room house; built by owner. Telephone Delmar 502.

MONTGOMERY, 1839—Two-story, six-room brick dwelling, also two-story brick dwelling in rear; big bargain; make an offer.

HAUMUELLER-DALTON R. E. CO., 2405 N. Broadway.

MY equity in a new 12-room house; Cabanne district; reception hall; two baths; stationary washbasin; second and third floors; hot-water heat; will sell or trade for smaller house. RJ 126, Republic.

NATURAL BRIDGE Road and Spring Ave.—Corner home; hotel purposes; bargain.

NICE seven-room stone-front house; near Grand; Rock Church Parish; modern conveniences; all improvements; 25x165; sell furnished if desired, at great sacrifice; parties leaving city. RJ 82, Republic.

OHEAR, 1872—Five-room cottage; lot 26x120; $2,000; nice home. Strodtman & Strodtman, 3697 N. Broadway.

ONE of the finest corners in northwestern part of city; has fourteen tenants; four rooms and bath each; hot and cold water connections; furnace; laundries; granitoid walks; rent at $2,825 per year. Call and see

SCHWENKER REALTY CO., 1607 S. Jefferson ave.

PAGE, 5003—Seven-room house; large barn; lot 50x227; $4,000.

PRAIRIE, 4231—Five-room brick; very cheap; $1,500. Strodtman & Strodtman, 3697 N. Broadway.

IMPROVED CITY PROPERTY FOR SALE.

RIDGE Ave., 3214—New, modern, 10-room brick residence; can be purchased with rent money; open.

RIDGE, 4135—Seven-room frame dwelling; good stable; lot 50x175; a bargain at $2,250.

SURKAMP-GIVANS R. CO., 620 Easton ave.

ROBIN, 2427—Seven rooms and bath dwelling; furnace; lot 30x125; beautiful home; very cheap; $2,800. HAUMUELLER-DALTON R. E. CO., 2405 N. Broadway.

RUSSELL, 631—House and lot, $1,300; easy terms. Call at 4308 Olive st.

RUSSELL, 662—Nine-room house; well built; 13-inch walls; first floor all finished in hardwood floors, with inlaid borders, furnace, four gas mantles, bath; all modern conveniences. Terms to suit purchaser.

SEMPLE, 1904—$1,950; monthly payments; new house; 6 rooms; furnace; hot and cold bath; all improvements.

SEMPLE, 1729—Two houses, one brick, three rooms, and one frame, six rooms and basement; city water; convenient to cars and Easton cars.

SIX-ROOM house and two acres in Harper's addition to Webster Groves; convenient to steam and electric railroad; rent $15 to careful tenant. A. MITTELBERG, 509 Chestnut st.

ST. LOUIS, 615—14-room residence for hotel purposes; bargain.

THEODOSIA—Two-story brick house; eleven rooms; fifty feet; price $3,000. P. J. Cavanaugh, 1627 N. Grand.

THE finest set of double flats on Cook ave.; rents $2,280 per year; price $18,000.

McKEE-HARTNAGEL R. E. CO., 1134 Chestnut.

THREE houses and 100x139 feet; Chippewa and Texas; one of finest homes in city; cistern, stables, etc. Apply W. H. Hartman.

TWENTY-FIFTH, 2729 N.—Seven-room alcove-front; hot and cold bath and furnace; $2,800. Strodtmann & Strodtmann, 3697 N. Broadway.

WESTMINSTER Place (West of King's Highway)—Both sides.

C. W. BARNES, 216 Wainwright building.

WASHINGTON, 2963—Easy terms; 10 rooms; all modern improvements. Billion, 421 Olive.

WYOMING, 4058, near Tower Grove Park; a seven-room two-story house, with water, gas, furnace, reception hall and summer kitchen and laundry back of house; extra large porch, ranging on two sides of house; a beautiful home, with large lawn and trees; this is a bargain; come and see for yourself; terms easy.

$10 month buys a new 4-room frame dwelling; 125 Florence st. (3824 S. Broadway); lot 50x129. H. Meack, 1712 Chestnut ave.

$700 cash, $20 monthly, buys six-room brick dwelling, 3922 Dalton ave.; and 2028, for $300 and $25 monthly. H. Meack, 1712 Chestnut.

$2,850; $200 cash, balance $26 month, including interest will buy six-room and bath, brick house; lot 30x120. West End bargain.

JOHN DAVIES, 4108 Easton.

1,000 feet on Halsey and Bacle aves., and flat 3220 Pine. Apply at 3220 Pine.

PROPERTY OUT OF CITY FOR SALE.

IF you want to buy or sell real estate, talk out or write to Joe Powell, Walnut Ridge, Ark., also agent for Iron Mountain Railroad lands.

IF you want a piece of St. Louis City property of any description, write for catalogue; list out of farms, investment, garden, residence and outside property. B. C. Stevens, Clayton, Mo.

SOME large tracts of cheap land. Address W. F. Lemmon, Nevada, Mo.

TEN acres, with 9-room house, 3 miles west of city limits, 100 yards from Olive Street road, 1 mile from Clayton; nice orchard, fronting on the Belt Railroad; for $5,000.

R. C. STEVENS, Clayton, Mo.

TWO lots in Denver, Colo., clear, or will trade for small business. 4415 Easton ave.

TWO-, ONE house and drug store; lot 50x200; outbuildings; suitable for poultry farm; Harrisville, Ill.; near St. Louis; trade for city property. RJ 82, Republic.

1,100 acres good land, near Jacksboro, Tex.; well improved; price $8.50 per acre. Western Brokerage Co., 312 Holland building, St. Louis.

GO AND SEE HOME HEIGHTS TO-DAY.

A subdivision of 208 acres on the St. Charles rock road, at St. Louis, adjoining on the St. Louis, St. Charles and Western electric line, in lots of one to five acres at from $250 to $350 per acre. Title is a restricted property.

R. C. STEVENS, Clayton, Mo.

Or John Davies, 4108 Easton ave.

REAL ESTATE WANTED.

HOUSE, in good location; about nine rooms; 8 office; will give equity of $3,000 in 40-acre farm; adjoining city limits; improvements are rapidly enhancing.

C. W. BARNES, 216 Wainwright building.

IMPROVE your vacant property with a flat or home, which will be in demand at a fair rental; building prices are not as high as you suppose; information cheerfully given. RJ 13, Republic.

TO buy a flat for two families, of 3 or 4 rooms on each floor, south of Arsenal st. and west of Jefferson. RJ 65, Republic.

To buy a good corner property; must be a good saloon corner; prefer Jefferson ave. or any other good street; state price and full particulars. RJ 64, Republic.

WE have a buyer for lot in Normandy; send full description.

SURKAMP-GIVANS R. CO., 620 Easton ave.

WE can sell your property quickly for cash by a new and novel method; no matter where located; send description of what you wish to sell; no commission unless sold. Broadway Realty Trust, 96 Broadway, New York.

PROPERTY OWNERS!!

I have bona-fide cash buyers, who want to buy a residence in the West End, flat in Compton Heights or Tyler place, and a vacant lot in a good location; owners wanting to sell at once call or write.

GEO. J. WANSTRATH, 616 Chestnut st. Phones: A 219 Bell; Main 1202M.

CITY REAL ESTATE FOR SALE. CITY REAL ESTATE FOR SALE.

A FEW

Choice Residence Lots Left

ON RAYMOND AVENUE

Between King's Highway and Union Ave.

ALL RESTRICTED TO RESIDENCES ONLY.

Owners want division and have not advanced prices. Compare property and figures with any in West End. Get one of these lots from first hands while prices are low.

McNair, Harris & Jones Realty Co.

Agents for Raymond Place Realty Co.

EIGHTH AND LOCUST STREETS.

FARMS FOR SALE.

FARMS for sale or exchange; 40 to 200 acres. E. T. NORTHCUTT, 824 Century Building.

FARMS in Texas—Wheat Belt—80 acres, nicely improved; $35 per acre; 150 acres nicely improved; $35 per acres; 1,500 acres, highly improved; $35 per acre. Produced 18 to 25 bushels per acre this year. Terms, one-third cash, balance on long time. Smaller farms for sale in this the best wheat county in Texas. Address G. J. Clark & Co., Iowa Park, Wichita Co., Tex.

FINE stock and grain farm; 400 acres; 175 in cultivation; Gasconade River bottom; all under fence; balance timber and pasture; five-room house, large barn, granary, implements; four spring-houses; two and one-half miles from Summerfield Station, on Colorado and Kansas City Railroad; 50 miles west of St. Louis; price $30.

ARTHUR MITTELBERG, 509 Chestnut st.

FORTY acres; all in cultivation; underlaid with 6-foot vein coal; 80 miles from city. 4415 Easton.

FRUIT Farm Facts; men of Michigan; fruit belt and catalogue of farms for postal. Hennessey, So. Haven, Mich.

WE sell farms, get our free list.

S. H. MORTON, 211 Lincoln Trust Bldg.

80-acre farm; latest improvements; plenty of water; four-room house; all outhouses; 10 fruit trees; in St. Louis County. For further particulars inquire at 2831 Gravois, St. Louis.

Its-acre farm, 2½ miles this city; modern improvements; 7-room two-story frame house; all conveniences; sheds, poultry-house, cellar, chicken-house, milkhouse, granary, barn, stock; 14 new hay corrals; 2 constant ponds; 2 never-failing wells, cistern in house; church and school across road; R. F. D. and 'phone; 35 A. alfalfa; 42 acres corn, oats, etc.; orchard one of the finest in State; consists of 1,000 bearing peach, 1,000 trees 2 years old; one-half each Grimes Golden and Jonathan, 500 4-year-old Grimes Golden and Jonathan, 500 2-year-old Grimes Golden, Jonathan, Winesap and Ben Davis, sales $3,000; terms on part. 230 R. List, Centralia, Ill.

SPECIAL SNAPS IN MO. FARMS.

Now is the time for a poor man to secure a home, with from $50 to $100 down. We will sell 40 to 160 acres fine farm lands where the timber will more than pay for land at low price, which is sure to double in less than three years, with no crop at all.

Have one of the finest fruit farms in Arkansas, which must be sold; has 20,000 fruit trees; net income this year over $3,000; one mile from shipping station; fruit is worth all he has been shortly; when income will be more than is asked for farm; 320 acres of fine land; fine improvements, biggest snap on our books.

120 and 160 acre farms with dwellings and outhouses, orchard, etc.; about one-half in cultivation; near and joining Van Buren, Mo.; at a gift; easy terms.

120-acre farm in Jefferson County; three-quarters mile from station; only 45 miles from St. Louis; an ideal fruit and poultry farm; price $1,000; third cash.

Nice 10-acre farm, in Franklin County; about one-half in cultivation; family orchard, 2-room house and other outbuildings; well and cistern; all fence; Also 120 acres; improvements cost almost what is asked; 80 acres, 30 in cultivation, 4-room frame house; stable and other buildings; nice family orchard; 30 acres good timber; 4 miles from town and railroad; handy location on county road; price for quick sale, $1,800; one-half cash; balance on time.

35 acres, 20 in cultivation; nice family orchard; 5-room frame house, stable, cistern, smokehouse, etc.; German neighbors, 3½ miles from town and railroad; dirt cheap; $900.

35 acres; about 40 acres in cultivation; 2-story frame house, 5 rooms; 70-acre orchard; rich prairie and valley land; also good timber; fronting county road; 3 miles from town; price $1,600.

80-acre farm; 30 in cultivation; balance good timber; 500 trees set in orchard; best kind assorted fruits; good new frame house and outhouses, 2½ miles from town and railroad; big bargain; $1,000; half cash.

120-acre farm; 120 in cultivation, balance good timber; 101 acres of above is fine bottom land, balance upland; nice 5-room frame house, large porch; two barns and other outhouses; two cisterns, fruitful orchard; fronts on river; near town and railroad; price $4,000; mortgage $2,000, eight years to run; will sell implements and team; 60 acres wheat.

Three of the finest farms in Missouri; 2½ miles from Ste. Genevieve, Mo.; fine improvements; one $125, two at $200 each; this is a snap. Send stamp for answer.

VICTOR WM. REITZ REALTY CO., 108 Temple building, Broadway and Walnut.

Very Desirable Farm for Sale.

720 acres, situated in St. Charles County, Mo., forty miles from St. Louis and within from two and a half to six miles from three railroads; has three excellent sets of improvements, costing over $10,000; place is under good fence and well watered; one mile from good German Catholic church and school; store, post office, etc.; write or come for full particulars.

STEPHEN PECK & BRO.,

328 Lincoln Trust bldg. St. Louis, Mo.

ARK. FARMS—We have for sale over 100 improved farms in Independence Co. Do not fail to write for list and information.

YOUNG-MOORE CO., Lafayette, Ark.

REAL ESTATE WANTED.

GOOD piece of business property; located between Third and Broadway and Washington ave. and Walsh st.; state location, rent and price of same. RJ 6, Republic.

WANTED—House or flat building; from $3,500 to $5,000; north of Laclede and west of Grand ave. RH 92, Republic.

WANT to purchase location for manufacturing industry; space desired, 3,000 to 5,000 square feet; must be on Missouri Pacific or Iron Mountain; city limits; give location of property and address in full; will call on you. RJ 56, Republic.

FARMS WANTED.

POULTRY farm, with house and some acres in healthy locality, near station. RH 71, Republic.

CITY REAL ESTATE FOR SALE.

BLAIR, lot 30, Louis and Wright; lot 100 to alley; factory site; "argain. Jas. B. Dutton, 2604 N. Fourteenth.

EASTON and Goodfellow, Northwest Corner—Lot 100x165; a fine business corner; price $6 per foot. P. T. Madden & Co., 3512 Easton ave.

LOT on All