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

HOMES AND INVESTMENTS

Accomac St., 2840.
Five and six room flat, bath, furnace, etc. Lot 27½x125.
Price $7,000

Armand St., 2854.
Two flats of five and six rooms each, with hot and cold water, bath, etc. Lot 25x125.
Rent, per year.....$ 600
Price $5,750

Bell Ave., 3122-24.
Four six-room flats, rough-stone fronts, baths and all conveniences. Always rented.
Rent, per year.....$ 1,080
Price $10,000

Cook Ave., 4729-32.
Four flats of five and six rooms each, with bath, hot and cold water, furnace, etc. Lot 50x125.
Rent, per year.....$ 1,620
Price $14,500

Easton Ave., 4000-02-04.
Three stores and three four-room flats above; also building in the rear.
Rent, per year.....$ 1,944
Price $18,000

Evans Ave., 3000.
Single flats of three rooms each. Lot 25x130.
Rent .....$ 27
Price $3,200

Hamilton Ave., 1289-91.
Two single flats of five and six rooms, baths, furnaces. Lot 27.6x110.
Price, each.....$6,000

Labadie Ave., 4816-18.
Two single flats of four and five rooms, bath, furnace. Lot 25x140.
Price $4,250

Morrison Ave., 1221-23-25-31.
Elegant three-story stone-front houses of 10 rooms, bath, furnace, etc. Lot 25x115.
Price, each.....$3,750
Corner house $4,250
Easy Terms.

Maffitt Ave., 5257.
Four-room house. Will sell on monthly payments.
Price $1,050

Goodfellow Ave., 1228-46.
New houses of nine rooms, bath, furnace, nice cabinet mantels, etc. Lot 50x130. Will sell on easy terms.
Price, each.....$6,500
Corner house $7,000

RUTLEDGE & KILPATRICK REALTY CO.,
717 CHESTNUT STREET.

FOR SALE OR LEASE.

Substantial 4-story building and basement, N. W. corner of Fourth and Spruce, suitable for factory or warehouse; about 20,000 square feet.
McNAIR & HARRIS REALTY CO., Eighth and Locust.

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

DWELLING-HOUSES FOR SALE.

[illegible]

BIG BARGAIN—FLATS.
OWNER, IN TEXAS, WANTS TO SELL ONE OR BOTH. SOLD 4741 LAST WEEK.

[illegible] Easton ave., exceptionally well-built and very pretty brick dwellings, each of flats, 4 and 5 rooms, hot and cold water, bath and piped for furnace. 4741 has furnace; price $1,650; and $4,200, so add one them; a rare opportunity.
AIPLE & HEMMELMANN R. E. CO., 422 Chestnut st.

A FINE HOME FOR $4,650.
Give Immediate Possession.
THIS WILL SUIT YOU.

No. 423 Chetleman ave., a very pretty slate roof, Queen Anne residence of 9 rooms (5 and 2 finished attic), bath, furnace, etc., in a well-built house, hardwood finish, mantels, grand reception hall, with carved columns, beams, etc., owing to illness of owner, house is vacated and for sale. See it today.
AIPLE & HEMMELMANN R. E. CO., 422 Chestnut st.

EARNS 10% ON $23,000.
N. E. Cor. Easton and Sheridan.

A fine, well-built, two-story brick building, containing stores and flats, is rented for $2,300 per year. If you are looking for an investment yielding 10 per cent, call on owner, or subject to $6,000 mortgage, 6 per cent, and if found satisfactory, will sell the property. PHILIP HANNAUER, 110 N. Seventh st., second floor.

3923-25 FOLSOM AVE.
4 Flats of 4 Rooms and Bath Each.
Newly Decorated and Painted. ALWAYS RENTED. Income, $960 Per Year.
PAUL JONES & CO.,
704 CHESTNUT ST.

WEST END FLAT.
SEVEN AND EIGHT ROOMS.

4231 Washington boulevard, an exceptionally pretty home, and have extra heating of 2 very swell flats of 7 and 8 rooms, all modern improvements, and very superior hardwood floors, hardwood mantels in every bedroom, tile floors in large wide entrance hall, steam heat, in fact, it is the most novel and substantial apartment house ever built, owner is about to move to Texas, and for $900 per year, or $75 per month, a clean proposition. Call for card of admission.
AIPLE & HEMMELMANN R. E. CO., 422 Chestnut st.

SPLENDID FLAT INVESTMENT IN WEST END.
LOW RENTS AND ALWAYS RENTED. $1,200 YEAR.

[illegible] Page boulevard, with well-built double flats, containing of 4 apartments of 3 and 4 rooms each, with bath, hot and cold water, furnace, cemented cellar and all modern conveniences, no wood porches, stone steps and graveled walks, to see this is to buy it. Get card at agency, 1st floor, price $11,000.
AIPLE & HEMMELMANN R. E. CO., 422 Chestnut st.

ELEGANT NEW FLAT

[illegible] Wyoming st., 3 and 4 rooms, separate on [illegible] reception halls, baths, furnaces, lavatories, elegant mantels, combination fixtures, hot water, every room desired, only one left (3 and) and that being completed.
ALBERT G. BLANKE, 803 Chestnut st.

A HOME.

In South St. Louis on Oregon ave., 4 rooms, bath, furnace, gas fixtures, gas stove, screens, shades, everything inside and out in great shape, repair, price is very attractive and can make terms to suit purchaser.
M. B. O'REILLY R. AND I. CO., 722 Chestnut st.

A NEAT 4-ROOM DWELLING ONLY $2,000

[illegible] Michigan ave., just south of Cherokee st., a 1-story 4-room brick dwelling, has nice basement room, sewer, water and gas, lot 24x125.
AIPLE & HEMMELMANN R. E. CO., 422 Chestnut st.

WEST PINE BOULEVARD.

An elegant modern home, No. 4[illegible], See us.
M. B. O'REILLY R. AND I. CO., 722 Chestnut st.

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

ARE YOU LOOKING FOR SWITCH PROPERTY?

We have excellent locations on the Wabash Railway, Terminal Tracks, Frisco Railway, west of the city limits.

Good switch locations here can be secured for one-fourth or one-third of what it costs to buy switch property further downtown, and for many industries the location is ideal. Among firms already located in this district requiring switch facilities are:

Curtis Mfg. Co.,
Leshen Cordage Co.,
Gaying Lumber Co.,
Polar Wave Ice Co.,
De Camp Fuel Co.

Holbrook-Blackwelder Real Estate Trust Co.,
812 Olive St.

THE ONLY MODERN AND UP-TO-DATE RESIDENCE FOR SALE IN ST. ANTHONY PARISH.

427 North Compton ave., a two-story slate-roof brick residence, eight rooms, bath, reception hall and hot-air furnace, large stable in rear, fine corner lot 50x[illegible], gas, sewer and sidewalk made, price $4,250. See
HY. HIEMENZ R. E., 724 Chestnut st.

TOMBRIDGE AGENCY.
324 CHESTNUT ST.

Rent $1,380, Price $12,000.
Flats 4557-59 McMillan Avenue.

Contains 5 and 6 rooms each, fine bathrooms, separate furnaces, hot water, every room modern, located in [illegible], all street improvements made, sewers, gas, water, lots 50x[illegible], and will show you through.
HANNAUER, 210 Walnut st. bldg., Seventh and Chestnut sts.

RENT $1,008 PRICE $9,750

203 to 205 Missouri ave., half block north of Benton Park, a fine brick building, containing 2 stores and six room flats, with separate front and rear entrances for each apartment, a nice 3-room brick in rear, all in good condition, lot 50x[illegible], all sewer and other improvements made. See
HANNAUER, 210 Walnut st. bldg., Seventh and Chestnut sts.

A Few Grand Opportunities for Builders

Northeast corner Blaine and Lafayette, 125 [illegible] Blaine, would rent for $[illegible] per foot. Southeast corner Blaine and Lafayette, 8[illegible] feet, [illegible] good, at $[illegible] per foot. Southeast corner Blaine and Jefferson, 8[illegible] feet, [illegible] good, at $[illegible] per foot. Also 100 feet south of Page boulevard, on Vandeventer ave., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Sarah st., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on West End place, 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Whitby st., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Taylor ave., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Newstead ave., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Euclid ave., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Kingshighway, 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Union ave., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Newstead ave., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Euclid ave., 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Kingshighway, 50 feet, all improvements made, a fine corner for an apartment house. Also 100 feet south of Page boulevard, on Union ave., 50 feet, all improvements made, a fine corner for an apartment house.
ALBERT T. TERRY & CO., 721 Chestnut st.

IMPROVED CITY PROPERTY FOR SALE.

COMMONWEALTH TRUST COMPANY
BROADWAY AND OLIVE.

FOR SALE.

4675 Evans ave., 50x125, 10 rooms, modern .....$ 5,000.00
2780-82 Locust st., 40x134; good business corner 21,000.00
3410-12-14-16 Thomas st., 75x125, 6-room houses 11,000.00
3839 Caroline st., 9 rooms, lot 25x125 ..... 3,500.00

BUSINESS.

Seventh st., s. w. cor. alley, commencing 124 ft. south of Market st., 51x120; will lease for 10 years, or sell.
1620 Pine st., lot 20x100.....$ 3,000.00
3622 Olive st., lot 60x110..... 35,000.00

FOR PUBLIC INSTITUTION.

S. e. cor. Blair and Grand aves., beautiful mansion overlooking the city; 14 rooms; lot 331 front on brick street. See us for price.

INVESTORS LOOK AT THIS

18 acres of railroad property, or for manufacturing purposes, right in the center of the various railroads. The Burlington and Wabash are on each side of it, also the Terminal. This bargain runs from Aurora avenue on the north, Humboldt avenue on the south, Hall street on the east and Arch street on the west.

Call for particulars.

Beautiful Home on Clemens Ave.

5514 Clemens avenue, lot 100x152. This fine modern house must be sold by January 30, as the owner is going to occupy his new home on that date. Call for card of admission and particulars.

Quick Sale Wanted on a Good Flat.

The owner of three-story flat building 2906-08A St. Vincent ave., five and six rooms and attic, has just cut the price $400 to effect a ready sale; the lot is 25x125; property is in first-class condition and rented for $600 a year; it can now be bought for $5,500; this is really a low price.
MERCANTILE TRUST CO., Agent, Eighth and Locust.

FOR SALE.
Fine Hardwood Timber Tract.

1,700 acres, near R. R. station, in S. E. Arkansas; cuts 8,000 feet per acre of oak, hickory and gum. Rich bottom land, above overflow. Special price, $15.00 per acre for a few days.
Balfour & Co., St. Louis, Mo. Warren, Ark.

Speculative Investments.

Ninth and Pine sts., corner .....?
Sixth and Market sts., corner .....?
Jefferson and Lucas aves., corner .....?
Thirteenth and Pine sts., corner .....?
Twentieth and Market sts., corner .....?
Twenty-first and Market sts., corner .....?
Twenty-third and Market sts., corner .....?
Eighteenth and Chestnut sts., corner .....?
Fourteenth and Wash sts., corner .....?
Fifteenth and Wash sts., corner .....?
Broadway and Hazel sts., corner .....?
Twenty-second and Papin sts., corner .....?
Washington and Garrison aves., corner .....?
Sarah st. and Delmar ave., corner .....?
Ewing and Manchester aves., corner .....?
Morgan and Beaumont sts., corner .....?
Vandeventer ave. and Delmar ave., corner .....?
Spring and Delmar aves., corner .....?
Seventh and Marion sts., corner .....?
Washington, rear Delmar ave., corner .....?
Norfolk and Newstead aves., corner .....?
Kerlerville and Market sts., corner .....?
Eads and Nebraska aves., corner .....?
ALBERT T. TERRY & CO., 721 Chestnut st.

Chance for Bargain

On 1818 N. Vandeventer ave., a good two-story frame house of five rooms, with wind, water and piped for gas, lot 30x125, the water is HIGH AND DRY; SELL this property, if it is listed at $2,750, any offer will be submitted that is half way fair.
MERCANTILE TRUST CO., Agent, Eighth and Locust.

HENRY HIEMENZ REALTY CO.

FOUR NEW DAINTY DWELLINGS.

Now ready, 5000-05 Cote Brilliante ave., each house has 6 rooms, bath, hot and cold water, hot-air furnace, plumbing, separate laundry and granite cellar, handsome finish through out; each lot 25x150, street, sidewalk and sewer made; each house $4,250, easy terms. See us.
HY. HIEMENZ R. E., 724 Chestnut st.

REN $25 PRICE $3,000.

No. 2006 S. Twelfth st., 2-story brick, store and 6 rooms, cellar, water, gas, sewer, street and sidewalk made; suitable for lodgers, lot 25 feet; a good investment; rent $25 per month.
HY. HIEMENZ R. CO., Agt., 724 Chestnut st.

NO. 1420 OLD MANCHESTER ROAD.

Two-story brick, store and 7 rooms, hot and cold water, furnace, pipes, granite sidewalk, sewer and street made, fine corner, lot 25x90, easy for cash, terms, price $4,250.
HY. HIEMENZ R. CO., Agt., 724 Chestnut st.

NEW FLATS--$7,500

Kennerly ave., near Sarah st., four flats of 5 rooms and bath to each; rent $540 per year, lot 50x90, owner may take vacant ground in part pay.
LINGENFELDER & BOKERN R. E. CO., 823 Chestnut st.

CLARK AVE. CORNER

West of Ewing ave., three attached stone-front dwellings, renting for $[illegible] per year, price $[illegible].
LINGENFELDER & BOKERN R. E. CO., 823 Chestnut st.

Jefferson Ave., Near Clark.

Three attached 5-room dwellings, renting at $[illegible] per year, for sale at $[illegible].
LINGENFELDER & BOKERN R. E. CO., 823 Chestnut st.

A CHRISTMAS PRESENT

In the form of a beautiful 5-room Mariner house, lot 40x[illegible], elegantly finished, attached and will have to move to get it, so it is the last house.
ALBERT T. TERRY & CO., 721 Chestnut st.

Cor. Finney & Whittier St.

Brick improvements renting for $[illegible] per annum, price $[illegible].
ALBERT T. TERRY & CO., 721 Chestnut st.

FINE 6-ROOM BRICK HOUSE $2,500.00.

Big side block of Park st. Only a few left. Fifty dollars down, fifty dollars per month. Brick foundation, hardwood floors, marble mantels, gas, water, sewer, cellar, graveled walks, brick sidewalks, shade trees and yard. Walking distance. See us at once. Take Grand ave. car to Park ave. Look for the sign on the house. Call for card of admission.
GRIFFIN REAL ESTATE CO., 1111 Chestnut st.

RENT $1,154.00—PRICE $8,500.00.
SUBSTANTIAL DOUBLE FLATS.

Look at 2831-33 Windsor place, a factory dwelling, building divided into four flats of 4 and 5 rooms each, baths and all modern conveniences, these flats are in the best paying locality in St. Louis and rent $1,154 per annum, price only $8,500, look at property and see.
GRIFFIN REAL ESTATE CO., 1111 Chestnut st.

CABANNE AVE.—EASY PAYMENTS

3239, new, modern, reception hall, dwelling, nine rooms, including all cabinet mantels, hardwood floors, cemented cellar and furnace, house is detached, side entrance, front portion, $[illegible] cash, balance to suit purchaser, east of Union ave., corner Clarendon, immediate possession, $7,[illegible].
JOHN MAGUIRE REAL ESTATE CO., 307 N. Eighth st.

Manufacturing or Business Site.

Covering about 40,000 square feet, for lease, one block west of Broadway, four blocks from railroad tracks, east south of Merchants bridge, fronting on Ninth, also Eleventh st., near Angelica, terms reasonable and to suit, or would lease for long term, may exchange.
JOHN MAGUIRE REAL ESTATE CO., 307 N. Eighth st.

PRETTY LITTLE HOME $4,650.00.
Number 4033 Cottleman Ave.

Delightful slate-roof finished attic, 6 rooms, reception hall, bathroom and furnace, heat residence in fine condition, easy terms.
HENRY HIEMENZ R. CO., 424 Chestnut st.

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

EVERYONE

Knows that our List of Residences "For Sale" is the largest. It is also the most varied, so that even the most exacting people can find what they want on our books.

This column—$22,000 down to $7,500—is exceptionally well selected.

MERCANTILE TRUST CO.

FOR $20,000 Washington ave., in the 3200 block; beautiful 2-story buff Roman brick residence of 14 rooms; 3 baths, hot-water heat, separate heater for hot-water supply; hardwood finish. Lot 70x125.

FOR $18,000 4205 Lindell boul.; a 12-room modern brick residence; reception hall; 3 baths, 3 closets, a strictly up-to-date house. Lot 50x175.

FOR $17,500 3349 Maple—Fourteen rooms; the handsomest residence on this beautiful street; massive stone porch, besides large bathroom; has also a bath in the basement and one in the carriage-house; no prettier home than this for the price. Lot 100x133.

FOR $17,000 5621 Clemens Ave.—A beautiful 2½-story gray stock-brick residence of 11 rooms and large paneled and wainscoted reception hall, two modern baths, hot-water heat; fine new combination fixtures; fine large billiard-room third floor. House is of the very best construction. Lot 70x185.

FOR $16,000 5616 S. Broadway—A large frame residence of 13 rooms; handsomely decorated throughout; fine library; permanent book cases, large brick fireplace; delightful sleeping-rooms, with baths, overlooking the bluffs and river; porcelain bath; also frame stable, carriage-house, with room above for men. Fruit, shade trees and shrubbery. Lot 120x320.

FOR $15,750 4439 Morgan St.—A very fine 2-story brick residence of 11 rooms, porch of red rock and tile, hall beautifully finished; hardwood floors in every room first and second floor; heated by first-class furnace; combination fixtures, screens and awnings; finest lawn in the neighborhood. Place is too large for the owner. Lot 52x156.

FOR $15,500 Washington Boul.; 3500 block—There are few houses for sale on this fine block. The above is a handsome yellow brick, double residence of 12 rooms; two baths, one of them very fine; hot-water heat; combination fixtures; hardwood main floor; a modern home in every respect. Lot 50x155.

FOR $15,000 3712 Westminster Place—Two and one-half story brick residence of 10 rooms; reception hall; bath; furnace; hot-water heating system; oak stairs; tiled bathroom and usual modern conveniences; fine lawn, shade and fruit trees. Lot 60x128.

FOR $14,000 Windsor Pl., N. W. Cor. St. Alphonsus St.—Elegant lot, 75x140, with two 2-story 6-room brick residences built on inside 37 feet, leaving 38 feet on corner vacant; houses in elegant condition, and contain every convenience. Will trade.

FOR $10,500 5626 Von Versen—Here is a fine 13-room brick residence, with large square hall; tiled bathroom; furnace; wine cellar; street sewer and sidewalk made. This is a beautiful residence neighborhood. Lot 60x135.

FOR $10,300 4430 Morgan St.—Two-story and mansard brick residence, containing 11 rooms; large reception hall; 2 baths; well decorated throughout and beautiful gas fixtures; furnace, etc. Lot 25x150.

FOR $10,000 4619 Washington Boul.—A 2½-story brick residence of 10 rooms; red rock porch and trimmings; large reception hall; fine double parlor; oak stairs; 4 rooms on second floor; 3 rooms on third; large yard, stable and carriage driveway; in fine condition. Lot 40x243.

FOR $9,500 3929 Westminster Place—Modern 2-story brick residence; porch and lower part of house of rough rock; 9 rooms; all large and airy; reception hall, fireplace, bath, gas fixtures, screens, etc.; elegant residence at a great bargain. Lot 33x[illegible].

FOR $9,000 4115 Delmar Boul.—Three-story Queen Anne brick and brownstone residence of 12 rooms; reception hall; fine modern conveniences; 2 baths; furnace; combination fixtures; hardwood first floor. All improvements made. Lot 35x165.

FOR $8,500 3939 Shenandoah—A 2½-story slate-roof brick residence of 7 rooms; furnace; bath; hot-water heat and all conveniences; brick street and alley. Lot 44x125.

FOR $8,000 3844-46 Page ave.—One door west of Vandeventer ave., a whole brick Queen Anne house of 11 rooms and attic; two baths; parquetry floors. House is one of the best in the whole West End. Can be used by one family or two. Lot 30x[illegible].

FOR $7,500 4236 Cook Ave.—Two and one-half story red-brick residence of 9 rooms; bath; furnace; reception hall; hardwood floors and finish; newly decorated and in first-class condition; nice mantels, gas grates and combination fixtures. All improvements made. Lot 25x[illegible].

To appreciate the completeness of our lists, containing investments, Flats and Residences "For Sale," get our latest catalogue. It will be mailed on application.

MERCANTILE TRUST CO., Agt.
EIGHTH AND LOCUST.

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

CHRISTMAS OFFERINGS

DWELLINGS

Elegant 13-room house on McPherson near King's highway. Can be purchased for $2,000 cash, balance $50 per month.

5137 Morgan st.; an ideal 10-room house; lower floors finished in oak or maple. Lot 38x175. We believe that an offer of $8,250 will buy this house.

5339 Clemens ave.; 10-room house, modern and complete. Separate toilet from bath. Price $9,250. Call for card of inspection.

2826 Accomac st. Home built by architect for himself. Ten rooms, best oak finish; separate toilet from bath; hot-water heat. Worth much more than price asked, $9,000. Get card to inspect.

FLAT BARGAINS

5186-86A Morgan st.; 5 and 6 rooms, renting for $780 per year. Always rented. Price $6,850.

4275-75A Finney ave. Property with a future. 5 and 7 rooms. Rental $660 per year. Price $5,250.

4917-17A Page ave.; 5 and 6 rooms. Lot 30x165. Rent $660. Price $6,000.

HOLBROOK-BLACKWELDER REAL ESTATE TRUST CO.
812 Olive St.

L. V. CARTAN & CO.,
No. 119 North Seventh Street,

INVESTMENTS.

2805-07 Chouteau ave.; two stores and dwelling; lot 50x100; rent $720.....$ 6,000
2727-29 Page ave.; four flats; lot 60x113; rent, $1,080..... 8,000
Bernard (N. E. Cor. Ewing ave.); one store (saloon) and two flats; rent 960; lot 29.2x110 feet..... 6,000
4164 Elmbank; two flats; rent $900; lot 25x130..... 4,200
4261 Cook ave.; two flats; lot 25x144; rent $650..... 5,250
4114 Delmar; ten-room dwelling; lot 30x165..... 7,500
Finney Ave. (N. E. Cor. Newstead); two stores and six flats; rent $2,040..... 25,000
2021-23 Eugenia; two houses; 50x127; (railroad property)..... .....
4311 Forest Park boul.; 12-room dwelling; 40x170..... 12,000
406-10-12 N. Sarah; three dwellings; rent $1,500..... 12,000
1409 Stewart place; two flats; rent $625..... 3,000
928-30 De Hodiamont; two stores and three flats; rent $1,320..... 12,000
L. V. CARTAN & CO., 119 N. Seventh st.

FIRST DEEDS OF TRUST FOR SALE.

1,000 at 5 per cent, $2,000 at 5 per cent, $1,000 at 6 per cent, $5,000 at 5½ per cent and $6,000 at 6 per cent, on first-class securities; title perfect; certificate of title, fire and tornado insurance with each loan.

TOMBRIDGE AGENCY,
324 CHESTNUT ST.

FOR SALE
4145 WEST PINE BOUL.
OPEN TODAY.

A new, modern 9-room house, just completed; splendid location; very deep lots; hardwood floors and finish; marble and tile bathroom; nickel-plated plumbing, porcelain tub; grained cellar and walks; only one left; will sell 20 per cent cheaper than price it can be duplicated for at this time; don't fail to see it, special price and special terms.
ROYAL INVESTMENT CO., 107 N. Seventh.

3885 Washington Boul.
At a Bargain.

A substantially constructed stone-front 10-room residence; lot 25x160; immediate possession.
F. H. & C. B. GERHART R. E. CO., 707 Chestnut st.

West End Residence for Sale.
4025 West Pine Boulevard.

First-class modern built residence, 11 large rooms, reception hall, etc.; in No. 1 condition; lot 32x219.
JOS. DORMITZER, 104 N. Ninth st.

2922 Pine St.—A Bargain.

Well-built home, containing 8 rooms; new hot-water heater; newly painted and decorated. See us for card.
F. H. & C. B. GERHART R. E. CO., 707 Chestnut st.

$1,600 WILL BUY

No. 1320 Terry ave.; a new 6-room frame house, 50-foot lot. Key at 1222 St. Louis ave.
A. S. LOUMIS, 209 Chestnut st.

BERNAYS, 2[illegible] (Harney Heights)—Two-story five-room frame; new; $2,300; easy terms. Strodtman & Strodtman, 307 N. Broadway.

CLARA, 3[illegible]—One-story three-room frame cottage; $1,000; lot 30x150; very cheap. Strodtman & Strodtman, 307 N. Broadway.

FARLIN, 4[illegible]—Three-room frame cottage; large stable; lot 50x[illegible]; $1,200; a Christmas bargain. Strodtman & Strodtman, 307 N. Broadway.

FOURTEENTH, 3[illegible] N.—Two-story 6-room brick; lot 25x[illegible]; $2,800. Strodtman & Strodtman, 307 N. Broadway.

GRAND, 4022 N.—Fine two-story brick flat; five rooms each; easy terms; bargain; $3,300. Strodtman & Strodtman, 307 N. Broadway.

JEFFERSON, 2[illegible] S.—Nice 8-room house; for one or two families; bath, gas, barnyard; $4,000.

MAFFITT, 4[illegible]—Nice 5-room brick; furnace, bath, etc.; lot 25x125; price $2,300. McKEE-HARTNAGEL, 1134 Chestnut st.

PENROSE, 3[illegible] and 3[illegible]—Two-story double brick flat, three rooms each; rent $[illegible]; $4,000. Strodtman & Strodtman, 307 N. Broadway.

SECOND, 4[illegible] N.—Two-story frame, 5 rooms and one 3-room frame, 24x40; rent $[illegible]; $3,100. Strodtman & Strodtman, 307 N. Broadway.

TO colored, 1[illegible] Wooster ave., a modern 6-room brick, good hall, corner lot, improvements all made; will sell at a bargain. McKEE-HARTNAGEL, 1134 Chestnut st.

FIVE and six room flat, West End; one flat pays interest, owner and insurance; other free; $3,000. R. H. W. GODWIN, 306 Delmar.

FOUNTAIN, 4[illegible]—Beautiful location, easy terms, nine rooms, strictly all modern. Compare this new house with a fine home.
R. H. W. GODWIN, 306 Delmar.

MAPLE, 3[illegible]—Solid ten room model home; buy it for a home; $4,500; every convenience.
R. H. W. GODWIN, 306 Delmar.

DOUBLE apartments, West End; hot-water heat; never vacant; modern; rent $[illegible]; for $[illegible].
R. H. W. GODWIN, 306 Delmar.

SIX and seven room flat, west end; splendid renters; good investment; free repair.
R. H. W. GODWIN, 306 Delmar.

THREE and three room flat, West End; 25x120; rents $[illegible]; $2,200.
R. H. W. GODWIN, 306 Delmar.

SIX-ROOM new modern West End home; $3,[illegible].
R. H. W. GODWIN, 306 Delmar.

WYOMING, 3[illegible]-3[illegible]A—New 4 and 5 room flat; bath, hot and cold water, cellar, cemented, piped for furnace; price $[illegible].
NOHL & NOHL, 211 Granite bldg., 408 Market.

$[illegible] will buy four 4-room flats; lot 25x[illegible], 112-14 S. Thirteenth st.
McCANN-DOWLING, 1140 Chestnut st.

$[illegible] will buy 3[illegible] Delmar ave.; 10 room, furnace, hot water heater.
McCANN-DOWLING, 1140 Chestnut st.

$[illegible] will buy good house and lot; central; $450; rent per month, $12.50.
McCANN-DOWLING, 1140 Chestnut st.

$2,300 will buy Delmar ave. house and stable, lot 35x[illegible].
McCANN-DOWLING, 1140 Chestnut st.

$1,250 will buy two houses and lots; central; rent $180 per year, 30x[illegible].
McCANN-DOWLING, 1140 Chestnut st.

TWENTY-FIRST (Near Cass Ave.)—Fine two-story brick residence, arranged for two families; rent for $[illegible] month now $[illegible].
READ & BREEN, 802 Chestnut st.

NORTH NEWSTEAD (North of St. Louis Ave.)—Fine 6-room, two-story brick residence; slate roof, gas bath, all improvements made; terms to suit; price only $[illegible].
READ & BREEN, 802 Chestnut st.

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

JOHN J. BOGARD REALTY CO.,

Formerly at 2[illegible] S. Broadway, and now at

813 CHESTNUT ST.

WISHING THEIR FRIENDS AND PATRONS THE COMPLIMENTS OF THE SEASON, ALSO OFFER THE FOLLOWING PROPERTIES FOR SALE:

[illegible] North Market st., a brick flat of 3 rooms on each floor, has water, sewer, gas, etc.; street and alley are made; lot 25x127. Rent $21 per month. This is a big bargain. Price $2,500.

3[illegible] Fairview ave. (one block west of Grand ave.); a single flat of 3 and 4 rooms; has gas, water, sewer and cemented cellar, etc.; a well-built building and a bargain at price asked; lot 25x125. Price $3,700.

3[illegible] S. Eighteenth st.; a 3-story brick dwelling, contains 7 rooms and attic; has gas, water, sewer and cemented cellar; arranged for one or two families; street, etc., made; $2,800.

1807 Geyer ave.; brick dwelling, contains 5 rooms and finished attic; has bath, gas, water, closets, sewer and cellar; large stable; all improvements made; $3,300.

3434 Compton ave.; one-story brick cottage, in fine condition; has 4 rooms, water, sewer, gas, cellar, stable, etc.; a very pretty little place; owner will show you through; $2,500.

FOR SALE, RENT OR EXCHANGE.

3332 Indiana ave.; a 1½-story brick cottage; has 4 rooms and attic; water, sewer and a large 2-story stable; lot 25x116; owner says sell; rent $17 per month; or take vacant lot as part payment; $2,000.

FOR FURTHER PARTICULARS CALL, PHONE OR WRITE THE JOHN J. BOGARD REALTY CO., 813 Chestnut st.
Kinloch D 774. Bell Olive 485.

One of Our Best Bargains
3107 LOCUST ST.

Known as the O'Neil mansion, of 14 rooms, and one of the best built houses in the city; recently decorated, and in A1 condition; is a bargain, either as a home or for investment; right in the line of Locust st. development; lot 75x131. Owner will not divide lot. See it to-day and submit offer Monday to
McNAIR & HARRIS Realty Co.,
S. E. Cor. Eighth and Locust.

Most Elegant House of Its Size Ever Built in This City and Positively Grandest Location.
PRICE $8,500.00

No. 3566 Halliday ave., just opposite Grand ave. entrance to Tower Grove Park; highest part of city; a Queen Anne dwelling of 9 rooms, finished in gold and white bird's-eye maple, quartered white oak and cherry; double floors; hardwood surface throughout; most exquisite mantels, owned on first and second floors; best sanitary plumbing, tile floor and wainscoting in bathroom; metallic tile in kitchen, etc. The construction has no equal which can be seen, and for the natural concealed construction will say every foot and studding is of white pine, which no $30,000 house in the city has; all wall plates anchored in brick wall by 9-foot rods, steel beams, brick piers, etc.; owner in house will show you through.
AIPLE & HEMMELMAN R. E. CO., 422 Chestnut st.

2-Story House, 2 Flats.
Rent $240; Price $2,400.
NOTHING BETTER FOR INVESTMENT OR HOME.

No. 1244 Old Manchester road, opposite American Car Works, one block west and one-half block south of Liggett & Myers tobacco factory; best renting section of city, and house would readily rent for $300 per year; is a well-built two-story frame of two 3-room flats; in fine condition and a bargain for $2,400.
AIPLE & HEMMELMAN R. E. CO., 422 Chestnut st.

$250 CASH,

Balance easy monthly payments, buys that pretty 4-room brick cottage, 2708 January ave.; lot 25x116; see it to-day; price only $2,000. If you want to buy a house on monthly payments, see us.
JOS. F. DICKMANN REAL ESTATE CO., Both phones. 722 Chestnut st.

4041 FLAD AVE.

Modern, 9 rooms, 2½-story pressed brick; 34 feet; $5,500; cost $6,000; near school; owner leaving city. Chas. E. Johnson, 243 Washington ave.

5081-83 Kensington Ave. is a Gem.
RENTS $1,080; PRICE $10,000.

Modern half-front brick building; only two years old; same as a flats of 6 and 7 rooms; have separate furnaces, laundries; best sanitary plumbing, fixtures, screens, etc.; A1 investment; owner anxious to sell.
J. I. EPSTEIN, 410 Chestnut st.

Look at N. W. Cor. Ninth and Victor Sts.
Rent, $1,078; Price, $15,000.
25 Per Cent Investment.

Two well-built buildings; the one fronting on Ninth st. contains a large store and 4-room flat above; also six 2-room flats fronting on Victor street; are four 3-room flats; lot 70x118. These flats are always rented; no better renting property in the city; 25 per cent investment on $3,000 required to buy property; balance at 5 per cent. In A1 condition.
J. I. EPSTEIN, 410 Chestnut st.

4040 OHIO.

Nice 8-room and big attic brick house; city water and cistern; lot 41x117; with trees, etc.; lovely home; terms easy.
HAYDEL REALTY CO., 109 N. Seventh st.

Reduced to $4,750

From $6,000; No. 3436 Meramec st.; 7-room Queen Anne frame house; hot-water heat, reception hall, cemented cellar, stable, cabinet mantels; lot 25x125; with fruit and shade trees; street made; near St. Anthony's Church.
HAYDEL REALTY CO., 109 N. Seventh st.

MUST SELL QUICK.

4331 Cottage ave., store and 3 rooms; also 3-room frame in rear; lot 25x125; rent $300; price $2,750.
HAYDEL REALTY CO., 109 N. Seventh st.

MAKE A CASH OFFER

For equity in 2836 N. Newstead; 2 stores and flats; 36x100; rent $576; d. t., $3,000. Also 4356-4358 Kennerly, around the corner, 125x133, with 3 and 7 room frame houses and large barn; rent $924; d. t., $3,000.
HAYDEL REALTY CO., 109 N. Seventh st.

$10 PER MONTH

And $50 cash will buy 1909 Bacon st.; two-story stone-front house of 7 rooms, with hall, bath, laundry, etc.; lot 25x120 feet.
KEELEY R. E. CO., 1113 Chestnut st.

FIVE-ROOM BRICK HOUSES.

3134 and 3136 Jamieson ave. (Gratiot); city water, furnace, bath; $2,500; easy terms; large lot.
WM. S. DROZDA, 4011 Chouteau.

$2,800. WORTH $3,500.

Two-family flat; all improvements made; Gibson ave.
WM. S. DROZDA, 4011 Chouteau ave.

MANCHESTER AVE. BARGAIN.

Two-story brick flat; street made, large stable, lot 35x110; bargain.
WM. S. DROZDA, 4011 Chouteau ave.

CASS, 3517—Six-room brick, with bath; lot 25x120; $1,800. Adam Weber, 2711 Franklin.

COLEMAN, 3[illegible]—Nice 6-room brick cottage; lot 25x100; price $2,300. Adam Weber, 2711 Franklin ave.

COLEMAN, 3[illegible]—Nice 6-room brick dwelling, with large stable; lot 25x125; price $2,500. Adam Weber, 2711 Franklin.

COOK, 3[illegible]—Six-room brick dwelling, with bath; lot 25x125; price $2,000. Adam Weber, 2711 Franklin ave.

$1,[illegible] will buy a 3-room frame, 2[illegible] Bernard st.; lot 25x[illegible]; sewer, water, street and alley made. Inquire 1829 N. Twenty-fifth.

COOK, 3[illegible]—Nice two-story frame dwelling; lot 40x140; price $3,000. Adam Weber, 2711 Franklin ave.

DICKSON, 3[illegible]—Nice eight-room stone-front dwelling, with furnace, etc.; lot 25x125; price $3,000. Adam Weber, 2711 Franklin ave.

EASTON, 3[illegible]—New 7-room and bath frame cottage; lot 30x125, good location to build; price $[illegible]. Adam Weber, 2711 Franklin ave.

EASTON, 3[ill