TO EXCHANGE.

## For Exchange.

240 acre farm, Dallas county, the great fruit belt of Missouri. 120 acres in cultivation, balance fine timber; fenced and cross fenced; living stock water, good log house with log barn and all outbuildings; also good frame house with log barn and outbuildings; springs and spring houses, two orchards; fine outside range. Here is a chance to make money; incumbrance, $1,000; price, $4,000; trade equity for stock of goods or Kansas City property; will assume.

Money maker: 24 room hotel, 11th and Grand ave., good furniture; cheap rent; price, $700, cash; must sell on account of sickness.

160 acre farm, ½ mile from Duncan, small village of 500, Wright co., Mo.; 80 acres in cultivation, balance timber; all fenced; good 6 room frame house; log barn and outbuildings; 20 acres orchard, small fruits of all kind; incumbrance, $700, 3 years at 7 per cent; price, $20 per acre; want equity in Kansas City, Mo.

50 acres, 1 mile Strasburg, Cass co., Mo., 40 acres in cultivation, balance pasture; 4 room house; good well; price, $40 per acre; want clear vacant lots or equity in house and lot in Kansas City.

80 acres, 5 miles from county seat, Dallas co., Mo., 30 acres in cultivation, balance fine timber; good frame house; log barn; family orchard; good spring; incumbrance, $265; price, $1,000; want vacant lot or equity in Kansas City.

Remember we are headquarters for farms, town properties, stocks of goods, etc. Call on us.

**C. B. Rhodes Co.**
400-401 Heist Building.
Tel. 1535. Kansas City, Mo.

FOR EXCHANGE.

160-acre farm 12 miles west of Topeka, 1½ miles from railroad town; highly improved. Price, $30 per acre. Want good residence or merchandise.

120-acre farm 1½ miles south of Parkerville, Morris county, Kas.; 70 acres cultivated; 30 acres orchard; balance pasture; fair buildings. Want merchandise.

240 acres, highly improved farm, Barton county, Mo. Want residence.

Several Kansas City, Kas., residences for farm. W. O. CRAIG & CO., 211 and 212 Sheidley bldg.

TO EXCHANGE.

$4,000 dwelling, Montgall ave., Kansas City, Mo.; want Franklin or Coffey county, Kas., property.

$10,000 and $5,000 store buildings, Eastern Kansas, and 25 per cent cash for merchandise or clear Kansas City rental.

$16,000 general merchandise; ½ cash and property.

We want merchandise for real estate and cash. Write us what you want.
CHENOWETH & SUTTON, Ottawa, Kas.

FOR EXCHANGE—Lemon orchard in California for residence in this city; is bearing and is capable of making good living; close to large city; railroad station on the land; cost $7,500 to produce; will take $4,000 in good property at the right value. Call or address 2411 East 13th st.

FOR EXCHANGE—320 acres farm land, near Ochiltree, Tex.; $1,500 clear; also $3,000 equity in 2-story brick store building, well located and rented, in Lawrence, Kas.; incumbrance $2,000; want equity modern dwelling, Kansas City, Mo. Address C. W. Allendorph, Lawrence, Kas.

TO EXCHANGE—Choice 10 acre tract at Denver, Col., 5 acres in orchard, splendid water right; want vacant lots, acreage or house and lot. If you are seeking health, this is your chance. Investigate. Address T 727, Journal office.

JOURNAL want ads have increased one hundred and fifty per cent in the past year. There can be but one conclusion—Journal want ads are bringing results. Greatest returns for the least money. Try The Journal.

FOR EXCHANGE—Equity in 160 acres excellent land, 35 acres in cultivation, near Goodland, Kas., for team and wagon. Address L 60, Journal office.

FOR EXCHANGE—1,640 acres clear land and department store; want good home or larger farm and some cash. J. W. HARBERT, Sheldon, Mo.

TO EXCHANGE—Clear house for equity in modern brick. J. E. Threlkeld & Son., 817 Diamond bldg. Telephone 998.

TO EXCHANGE—Gent's high grade bicycle, in perfect order, for lady's bicycle of equal qualities. 1927 Park ave.

DUNN Furniture Co., 316 and 318 E. 12th, will exchange new goods for second-hand, or sell on easy payments.

FOR SALE OR EXCHANGE.

OZARK FRUIT FARM, HOWELL CO., MO.
For sale or exchange for improved farm Or K. C. property, 140 acres in fruit; 6,500 apple trees, 2,000 peach trees, 1,000 pear trees, 500 quince trees. ½ mile to station, for bargain, describe your property. Address Farm, 2419—East—Ninth—st.

FOR SALE OR EXCHANGE—
4 story brick modern office building, 100 feet square, fully occupied, central location; will trade equity for clear residence property, acres or farms.
THE KANSAS CITY REALTY CO.,
Tel. 1820. 5 Bunker bldg.

PRIVATE RESIDENCE HOSPITAL.

For Confinement Cases, Any and All Diseases of Women, Acute or Chronic Diseases; Medical and Surgical; Abdominal Operations. Best of Accommodations for out-of-town cases. Patient must pay if able, if not, operations are free. Correspondence promptly answered. Address or call on Dr. C. E. MATHIS, Office, 12th and Main, Kansas City, Mo. Private Residence Hospital, 1227 Michigan. Open to regular physicians.

CLAIRVOYANT.

RANDOLF H. WATERS, famous fortune teller; reveals past, present and future; business and domestic affairs and family troubles; ladies, 50 cents; gentlemen, $1.00. 1013 East 12th st. Office hours from 9 a. m. to 10 p. m. daily.

MRS. L. JAMES, well known clairvoyant and trance medium; consult her on all affairs of life. Office 20, No. 532 Main st.

WHISKY FOR THE GRIP.

2 gallons, 8 years old, Rieger's Monogram whisky, $5; freight prepaid; single gal., $2.75; Rock and Rye, $2.50; blackberry brandy, $1.25; good thing for the grip. J. RIEGER & CO., 1527 Genesee st., opposite stock yards.

BRINTON PUMP AND SUPPLY CO.

555 WALNUT ST.—Tel. 2483.—All kinds of pumps put in and repaired. Agents for Perfection Elevator Purifying pumps. Cisterns cleaned and cemented.

FOR SALE—REAL ESTATE.

## REAL ESTATE.

7 room frame house near 15th, on Michigan; also 3 vacant lots just north of 15th on Bales, for $2,500.

Vacant lot, 50x140, E. 19th st., near Woodland, all possible improvements.

8 room modern house and 4 room cottage adjoining, on Woodland near 17th; cottage rented for $12.00; price $3,650.

7 room frame house, between 8th and 9th on Harrison; lot 32x150; east front; improved and clear; at a bargain.

7 room frame house, on car line; all outbuildings complete; lot 125x140 feet; lease on 8 acres adjoining residence for 3 years; also barn and fine chicken sheds, intended for chicken ranch; price $2,500.

4 acres 2 blocks from depot, Holden, Mo.; large 8 room frame house; also very large greenhouse, 34x60, and two summer houses; very cheap for cash.

1,040 acres uncut timber land, Price county, Wis., consisting of fine hemlock, birch, bass and elm and several other hardwood timbers; will sell for cash or merchandise.

1,600 acres unimproved land, Christian county, Mo.; make us an offer for this undeveloped mining land.

Three 20 acre tracts of improved mining land, paying large dividends, in Jasper county, Mo.; lead and zinc were never known to be so high as at present.

3 small farms close to Mansfield, Webster county, Mo., partly improved and under cultivation; easy terms.

100 acre finely improved fruit farm, Jasper county, Mo.; 80 acres under cultivation; cheap.

One of the finest residences, with an established business of 11 years' standing, in Shelbina, Shelby county, Mo.; price $3,750.

We have farm land and city property of all kinds for sale and exchange. Address B—

**Hoffstot Realty Co.,**
200 and 201 Heist bldg.

## A BARGAIN.

Best corner on Walnut, S. E. cor. of 12th. D. ELLISON & SON, 9th and Wyandotte.

8-ROOM cottage, near Independence Avenue church; all conveniences; east front; modern. 410 New York Life.

FINANCIAL.

## $50,000.

That's our cash capital, and it is this ready money which enables us to turn loans quickly.

We will make the rate right and you don't have to wait for your money.

Come to us and let's talk that loan question over.

**THAYER-MOORE BROKERAGE CO.**
103 West Eighth Street.

JOURNAL want ads have increased one hundred and fifty per cent in the past year. There can be but one conclusion—Journal want ads are bringing results. Greatest returns for the least money. Try The Journal.

MONEY to loan on improved inside property, in large and small amounts, at lowest rates. No delay.
THE ALLEN INVESTMENT CO.,
9th and Wyandotte sts.

MONEY TO LOAN.
Entrance No. 4 E. 10th st., upstairs. Private parlor for ladies. Money on diamonds, watches, jewelry, etc. Cash for old gold.

TO LOAN—Money in large or small sums at lowest current rates.
SOUTHWESTERN LOAN & LAND CO.,
1006 Broadway.

MONEY LOANED—Salaried people holding permanent positions with responsible concerns, upon their own names, without security. Tolman, 1030 N. Y. Life bldg.

WE have some money to loan on Kansas City improved real estate at 6 per cent. No delay. Don't fail to see us. 716 Delaware st. CRUTCHER & WELSH.

LOANS procured in Kansas City, Kas., on furniture, pianos, horses, mules, cattle, watches, diamonds, etc. Erwin, 523 Minnesota ave., Kansas City, Kas.

$50,000 TO LOAN—Business and residence property, 5 per cent, privilege of paying principal any time. F. S. COLER, 305 Hall

MONEY to loan on real estate, at lowest rates. RIEGER-MOORE REALTY CO., Heist bldg.

TO LOAN—$1,000 to $10,000 home grown money, now in bank; no delay. Tel. 1637. S. L. MILICE, 800 Main st.

WITHOUT commission, will loan on real estate. Can pay any time. No agents. ALLEN, 717 American Bank bldg.

WANT $150 loan on improved 80-acre farm in Elk county, Kas. Best of security; good interest. Address T 729, Journal.

D. S. M'GONIGLE & CO., Whitney bldg., have some money to loan on real estate, 5 and 6 per cent; any amount.

5, 6 AND 7 per cent money to loan on Kansas City property. G. F. & R. L. Winter, 102 N. Y. Life bldg.

MONEY to loan on Kansas City real estate at low rates. H. W. MUSSON, 939 N. Y. Life bldg.

$50,000 TO buy employes' time in advance. Willard F. Wyckoff, 221 and 222 American Bank bldg.

GOOD chattel and real estate notes bought. Brightwell, Mass. bldg. Tel. 1963.

TO LOAN—$1,000 at low rate; no delay. Threlkeld & Son, Diamond building.

STORAGE AND LOANS.

**K.C. Storage Loan Co.**
Room C, American Bank bldg., 8th and Delaware sts. Tel. 1037. Bonded warehouse. All kinds goods stored, shipped and packed. Money advanced.

FOR OTHER "WANTS" SEE PAGES 9 and 18.

## AMONG THE INTELLECTUALS.

Chorus of Women—"A Kingdom for a Lieutenant." —By Caran d'Ache.

FOR SALE—REAL ESTATE.

## HOUSES.

7-room modern, new house; 44 ft.; paved; sewer, gas, water.....$3,500
7-room modern, new house; 50 ft..... 3,000
9-room frame; 50 ft.; Baltimore ave. 3,000
7-room new brick; 38 ft.; Linwood district ..... 3,500
9-room new brick; 50 ft.; Hyde park.. 7,000
9-room new brick; 75 ft.; ½ blk. of boulevard ..... 7,000
10-room new stone; 75 ft.; Hyde park. 9,500
9-room new brick; 50 ft.; Troost ave. 8,750

## Vacant.

100 ft., Broadway, between 18th and 20th; paved, stone walks, etc., paid..$35 00
100 ft., Walnut st., Hyde park..... 30 00
100 ft., Walnut st., South side, asphalted ..... 20 00
125 ft., Troost ave.; paved, sewer, water and gas ..... 25 00
100 ft., Goodrich addition ..... 25 00
50 ft., Agnes ave.; fine..... 12 00
50 ft., Bellefontaine ave..... 10 00

Bargains all over the city; see us before you buy.

**Crutcher & Welsh,**
Tel. 1315, 2054. 716 Delaware.

## Vacant Lots For Sale.

Broadway, opposite Colonel McGee's, $26 per foot.

Central, between 37th and 38th sts, $25 per foot.

Washington, cor. of 40th st., $15 per foot.

Main, cor. of 43d st., $20 per foot.

Prospect, between 26th and 27th, $26 per foot.

Montgall, between 26th and 27th, $16 per foot.

Chestnut, between 26th and 27th, $18 per foot.

3 acres, forest trees, 2 blocks from car line, $3,000.

50 feet on Broadway, between 15th and 16th, $45 per foot.

Lots on Holly street, south of boulevard, $250.

Cottage on Washington st., near 16th; all street improvements made; lot 27x120; $1,000 will buy it.

1320 Park ave., 8-room house and 45 feet, $3,500.

3203 Morrell ave., 8-room house and 50 feet, $3,000.

Cottage on 11th st., near end of 12th st. cable line, $1,050.

D. ELLISON & SON,
9th and Wyandotte sts.

## BARGAINS.

50 feet, Grand ave. near 16th, at $250.

25 feet, Grand ave., near 15th, $7,000.

25 feet, Walnut near 12th, improved $12,000.

48 feet, McGee near 10th, at $125.

A fine corner on South Troost, on the hill, both streets paved, fine shade, $45.

50 feet, Olive street, east front, between 27th and 28th, $21 per foot.

50 feet Troost ave. near 36th street, $25 per foot. A snap.

Fine building sites on Olive and Wabash near 30th street, $14 and $15 per foot.

New 7 room brick, thoroughly modern, near 25th and Park, $2,800; $300 cash, balance $25 per month.

New five room cottage near 26th and Park—a little gem—$2,150; on very easy terms.

7 room frame, South side, one block from Benton boulevard, newly painted, papered and overhauled; price reduced from $1,500 to $1,100; owner must sell; part cash will handle this.

**G. F. & R. L. WINTER,**
102 N. Y. Life Building.

## RESIDENCE.

Warwick blvd., elegant new brick, $6,800.
Troost ave., fine stone house, $16,500.

VACANT.

Olive st., north of Independence, 50 feet at $25.

N. w. cor. 18th and Jarboe, 61 feet at $30.

120x78, a beautiful corner, this side of Hyde park, ½ block of Grand ave. cable; asphalt all around; the best corner in the city for improvement and large returns; $25 per foot.

We have a large list of vacant lots and homes in every part of the city.

Properties cared for and rents collected.

**John Stevens & Co.**
TEL. 1421. NEW YORK LIFE BLDG.

## For $4,000.

Independence ave., residence, 8-room modern brick, large lot, choice location. Could not build this house for $4,000 to-day. Don't miss this opportunity to get a home at half actual value.

## ACRE BARGAINS.

20 or 40 acres on Main st., near Colonel Nelson's new purchase, at the low price of $100 per acre. Any one looking for a suburban acre tract should see this at once.
E. S. TRUITT & CO., 21 E. 9th. st.

## A RARE BARGAIN.

515 acres of mostly bottom land; well located; well fenced; well watered, and only 60 miles sw. of Kansas City, Mo.; now this fine farm has about 200 acres in cultivation, balance in timber and pasture, and is all underlaid with a 30 to 34 inch VEIN OF GOOD COAL, and owing to owner leaving country we can offer this for sale at $15.00 per acre. We have farms of all sizes at all prices from $10.00 to $30.00 per acre; all in Eastern Kans. Write us for lists or come and see us. J. A. STONER & CO., Ottawa, Kas.

## MODERN BRICK

Home of 8 rooms, in the Linwood district; it is finished in oak, with fine oak mantel, double floors, open nickel plumbing, good furnace, cemented cellar under the whole house, street paved, sewer, water and gas all in and paid for; fine, sightly; 50 foot lot, all sodded; price $4,500; can make terms to suit.

**KING REALTY CO.,**
12 East 9th st.

SPOT CASH SNAP.

$6,000 will purchase on business street, 4 blocks from Main st., corner lot, 60 by 125 feet, on which is built two two-story brick houses (detached) of 9 rooms each, and bathrooms, cellars, cisterns, barns, hot and cold water, gas and gas stoves. The fire insurance on them is $6,000. They are in good order, inside and out, having best new gutters and roofs; first-class sidewalks and asphalt streets. Call at 403 East 15th st., see owner.

10 ACRES, improved, 10 miles from Kansas City; house, barn; smooth land; $750.

320-acre improved farm, 19½ miles from Kansas City; Jackson Co., Mo.; 250 acres cultivated; black soil; smooth land; house, stable; all fenced; cross fenced; biggest bargain in United States; $30 acre.

3 fine pastures, well fenced, near Ponce, Oklahoma country: 14,000, 2,500 and 1,600 acres each; will lease for one to five years. Call or write for particulars. J. T. EDLING, 818 Wyandotte, 233 Gibraltar bldg.

HAZEN, GLASS & CO.,
Real Estate and Rentals,
320 American Bank bldg.
We have some bargains in city property; also some fine farms in Missouri and Kansas; now is the time to buy. Call and see us.
WE have a customer for a grocery store; we will pay cash down; no trade; if you want to sell call and see us.
HAZEN, GLASS & CO.,
320 American Bank bldg.

## $2,250.00.

New home, 6 rooms, reception hall; bathroom; plumbed for gas and furnace; nicely finished in hard wood; 1 block to car; easy terms.

$40 PER FOOT.

One of the finest lots on Lydia boulevard; very deep; among $10,000 homes.
J. W. LYMAN & CO.,
New York Life bldg.

## EAST 12TH ST.

8 room brick, in fine shape, one block from 12th st. cable, a direct line to the West bottoms; can be occupied at once; price $2,800; can make terms to suit.

**KING REALTY CO.,**
12 East 9th st.

## Attention, Builders!

50x127, Thompson, near Bales; lies very well; only $12 per foot; $11 might get it. This is but two blocks from cable.
G. J. CLARK,
Tel. 1864. 601-2 Heist bldg.

FOR SALE—Six acres, switch property, ½ mile from old city limits; a very large spring of never-failing water, clear as crystal. Fine location for manufacturing, brewery or distillery. Attractive price. Telephone 1820. The Kansas City Realty Company, 5 Bunker bldg.

FOR SALE—In Grandview, Kansas City, Kas., we own some beautiful lots, best neighborhood, good schools and church; 1½ blocks from cars; $6 per ft.; used to sell for $35. The Kansas City Realty Company, 5 Bunker bldg. Telephone 1820.

A SURE SNAP.

4-room cottage, 30-foot lot, 1 block from car line; very cheap; $450. Young & Hamilton, Husted bldg.

FOR SALE—REAL ESTATE.

## Concord Place.

Our new addition on the East side; location 12th and Prospect avenue; ten minutes' ride from center of city; asphalt street, water, gas and sewer connection; we have built twelve new homes in the last 8 months and have sold ten; two left, on which we are offering especially low prices and easy terms. Here they are:

## $4,600.

Eight room, thoroughly modern brick, 1305 Prospect avenue; lot 40x121 feet; asphalt street, water, gas, sewer, stone walks; lower floor finished in oak; polished oak floors; speaking tubes, electric bells, mantel and grate; concreted and cemented basement, laundry tubs, exposed nickelplated plumbing, Prest furnace. Terms, $500 cash, balance monthly, to suit you.

## $3,600.

Seven room modern brick, east front, 1308 Montgall avenue; lot 40x121 feet; stone sidewalk, yard graded and sodded, furnace, exposed nickelplated plumbing. Terms, $300 cash and $30 per month.

Both of these houses will be open to-day for inspection from 2 to 5 o'clock. Local agent on the ground. If you desire we will sell you a vacant lot and build you a house to suit your plans and sell it to you on easy payments.

CHARLES E. FINLAY-COMPANY,
109 East 11th street. (Opposite Bullene's.)

## Acres! Acres! Acres!

BARGAINS CLOSE IN.

15 acres bottom land, fine dairy place; 2 barns, well watered, one mile out, $150 per acre; also 10 acres unimproved, $125 per acre; also 10 acres of nice bottom land, $2,000; also 12 acres fine upland, unimproved, $1,800. Also 6 acres fine upland, $900; also 7 acres, 3 roomed house, barn, $1,350, all one mile out. Also 7 acres 3 miles out, house and 5 acres, bearing fruit, $1,500; also 1½ acres, small house ½ mile 3 car lines, $700. Easy terms. Also one, two or three acres ½ mile Grandview car line, bargain and easy terms; also 15 acres nice bottom land, North side, ½ mile out, $1,500. I have several other nice, cheap, small tracts, and a fine list of farms. Also see me on exchange for good Kansas City property.

J. P. CLARK,
624 Minnesota ave., Kansas City, Kas.

REAL ESTATE INQUIRIES are coming in thick and fast. Prices are feverish. Buy now.

$1,000 cash will buy a neat 4-room cottage and barn, east front, on Agnes, near 18th st. cable.

$1,500 is the price of a 5-room house at 662 Park; water, gas, sewer, paved street, stone walks.

One of the handsomest spots in this city is 11th and Brooklyn; the house is an up-to-date, 10-room brick, with good lot, built expressly for a home at a cost of $12,000. We will sell it for $9,000.

$3,000 will buy an 8-room house, all modern except heat; barn; 45 feet; on Peery, near Benton boulevard.

75 feet, on Wabash, near 25th; only $18 a foot; water, gas and sewer.

Handsome lots, 50 and 100 feet, in the Linwood neighborhood, for $13 to $20 a foot. They are beauties.

For exchange, house worth $1,500, free and clear, for a $3,000 house, all modern, or a good lot.

Also 37½ feet, with barn on it, worth $700, free and clear, for an 8-room house in the 10th ward, worth $2,000. E. H. PHELPS & CO., 506 American Bank bldg.

## A Linwood Home

A beautiful 8 room, slate roof, thoroughly modern house, large porch, beautiful conservatory and every equipment necessary to pleasure and comfort; fronts south on Linwood boulevard; lot 53x180 feet to an alley. Price, $8,250.

**G. F. & R. L. WINTER,**
102 N. Y. Life Building.

## Cheap Homes.

4-room frame on Terrace, 37½ ft. lot, $750.
4-room frame on Montgall, north of 25th, gas and water, $800.
6-room frame on Olive, paved street, north of 18th, $1,500.
7-room frame, Park, near 25th, modern except heat, big lot, $2,500.
8-room frame on Campbell, modern except heat, north of 17th, $3,000.
7-room brick on Troost ave., north of 16th, modern except heat, $3,500.
WHIPPLE-WOODS REALTY CO.,
110 W. 8th st.

FOR SALE—9-room modern frame, 100 feet front, 3641 Troost ave.; a snap. Price, $7,000; terms to suit.

55 feet, southeast corner 28th and Holmes, $35 per foot.

25 feet on Grand ave., north of 15th st, $12,000.

50 feet on McGee st., near belt line depot, switch in rear; $100 per foot.
J. G. MURPHY & CO.,
N. w. cor. 11th and Walnut, over drug store.

## FOR SALE. Cheap Homes.

Worth from $400 to $2,000, some time. Also some very cheap building sites, well located. M. W. STEWART & CO., Columbia Building, Kansas City, Kas.

VACANT—100 ft., Wyandotte, 37th and 38th, $35.
150 ft., Central, 37th and 38th, $25.
300 ft., Garfield, near 7th, $30.
102 ft., Forest, cor. 31st, $47.50.
50 ft., Stone, near Independence ave., $12.
50 ft., Stone, near Thompson, $10.
40 ft., 8th, near Lister, $6.50.
1,200 feet, 2 blocks east Prospect cars, $5.
75 ft., Charlotte, near 24th, $15.
T. WINNINGHAM,
210 American Bank bldg.

FOR SALE—Farm of 170 acres, adjoining Lee's Summit, Mo.; on rock roads to Independence and Kansas City, Mo.; improvements, house, stock barn, hay sheds, cisterns, wells, orchard, small fruits, good fences, soil black loam, all tillable; within 50 minutes' ride of Kansas City, Mo.; good schools and churches; price, $65 per acre; terms easy; possession any time until June 1. Charles H. Bennett, Lee's Summit, Mo.

## Suburban Acre.

I have a fine tree-covered piece of ground at 24th and Elmwood, 100x400, for $675; $350 cash, balance 3 years; or will sell for $700, $50 cash and $10 per month.
G. J. CLARK,
Tel. 1864. 601-2 Heist bldg.

FOR SALE—
$3,250; 50-ft. lot, 6-room house, with hall and bathroom, two mantels and all improvements; finest location in city. Will take $1,500 cash to handle it. Inquire 2726 Prospect avenue.

SOUTH OLIVE SNAP.

129 feet, east side Olive between 29th and 30th, the very thing for three houses; would sell all or 40 feet, $12.50 a foot; our signs on it; see this to-day, sure.
COWHERD BROS., 537-538 N. Y. Life.

SPECIAL bargain on Prospect near 16th; 40-foot front; 7-room house newly papered and remodeled. If sold within the next three days will let it go for $2,200. C. D. Parker, Durfee & Co., Massachusetts bldg.

EAST 7TH ST. SNAP.

50 feet, south side 7th between Gladstone and Walrond, asphalt street, sewer in, very fine lot, only $29 a foot.
COWHERD BROS., 537-538 N. Y. Life.

$1,100—250 FEET fine ground, small 4-room house, good barn, large cistern, fine trees, shrubbery; easy terms can be arranged; this is near Budd park and is a snap. Barber & Barber, 312 Mass. bldg.

BUSINESS house, $5,000, paying 15 per cent; corner res. and biz., $2,750, paying 14 per cent; good 5 room cottage, $1,000. Bargains in all parts of city. Riddle, Sheidley bldg. Tel. 1791.

FOR SALE—Some very attractive homes, new, modern, south and east. Send to us for particulars. The Kansas City Realty Company, 5 Bunker bldg. Telephone 1820.

$250—25x160; CENTRAL ST., near 26th; this is a snap, and can be sold on easy terms. Barber & Barber, 312 Mass. bldg.

FOR SALE—New 6-room house, $1,250; monthly payments. U. J. HILL, 418 Massachusetts bldg.

FOR SALE—REAL ESTATE.

## Business.

$5,300. Brick building with storeroom below, living rooms above, corner, both streets paved, renting at $540 per annum, or would take a $2,500 lot in part pay.

$11,000. Corner on 18th street, just been foreclosed, improved and paying good rental.

$15,000. West 7th street, brick building occupied by wholesale firm, paying fair steady rent.

## Residences.

$6,750. Modern 10-room brick and frame, Warwick boulevard, 50x130, elegantly finished in hard wood, $750 cash, balance to suit at 5 per cent.

$4,500. Nearly modern 9-room brick, southeast, 100x150, east front.

$3,500. Nearly modern 9-room brick near Troost, South side, 50x150, east front.

$3,500. South McGee, corner, 50x140, all modern, 7-room cottage, a little beauty, east front.

$3,000. 1½ blocks from 12th st., East side, paved street, new, thoroughly modern 7-room brick, 30x130.

$2,200. Nice 7-room brick cottage near 16th and Prospect, 30x130.

## Easy Terms.

$1,750. Northeast, 33½x130, south front, new 5-room cottage, $250 cash, balance monthly.

$1,600. East end, near 9th st. car line, 35x130, brand new, never been occupied, south front, 5 rooms; $150 cash, balance $15 per month.

$1,600. Southeast, new 5 room cottage, south front, 35x140; $100 cash, balance any way.

$1,500. Between 12th and 15th streets, south front, 33x130 each, 2 houses, new, 5 rooms each; $100 cash, balance $12 monthly.

$1,250. No. 3906 East 14th street, 6 rooms, 30x130, newly painted and papered; $100 cash, balance $10 per month.

$1,100. No. 2124 Agnes, 30x126; $100 cash.

$800. Between 18th and 19th on Flora, 25x130, a cheap little home; ½ cash, balance to suit.

## Vacant.

Any part of 600 feet frontage, east end near 12th street, and same on South side; good for building purposes; for sale at a shade under market value, ranging from $12.50 to $30 per foot.

## Good Advice.

Buy now, do not delay; you will have to pay higher prices this fall and don't you fail to recollect it.
C. D. PARKER, DURFEE & CO.,
Massachusetts bldg.

## FARM BARGAINS.

80 acres, Vernon county, Mo., 2 miles from Nevada, 50 acres bearing orchard, balance in grass; good house and barn. This is a fine fruit farm—the best in the county. Will sell or exchange for improved Kansas City property. $5,000.

## 80 Acres, Johnson County, Kas.,

1 mile from Stanley and 14 miles from Kansas City; 5 acres timber, balance rich tillable land, well watered; good orchard, fair house and outbuildings; best bargain in the county. $2,500.

## 500 ACRES JACKSON CO., MO.

8 miles from Kansas City, near railroad station and macadamized road; 60 acres cultivated; 10 acres timber, balance set in grass; running water; fenced and cross-fenced; good house, barn, outbuildings and orchard. This is one of the best stock farms in Jackson county, and the greatest bargain in Missouri. $40 per acre.

## 620 Acres in Greenwood County, Kas.

All rich, level, cultivatable land, well watered; has all the improvements of a first-class stock farm, and is one of the finest and best improved ranches in the county; a great bargain. $12,500; easy terms.

**GEO. W. BUSH,**
**412 N. Y. LIFE BLDG.**

## Real Estate Bargains

4-room cottage, newly papered and painted inside and out, at $350.

7-room house on payments at $800.

7-room modern house on paved street, close in, 500 foot lot; good neighborhood. This is a bargain at $2,000.

7-room house, 75 foot lot on paved street; close in; will exchange equity for clear town property in any good county seat town within 100 miles of Kansas City, or small farm.

We have 100 vacant lots in Sylvan park addition to Kansas City, Kas., we offer for sale on easy payments, 6 per cent interest, at $50, $75 and $100 each. Also 40 lots in London heights addition.

Ten-acre farm 1½ miles from city; new 7-room house; young orchard; 10 acre tract near Rosedale; 2-acre tract 2 miles from city; 4-acre fruit farm; 7-room house, No. 1 location, street car runs in front of property. This is a fine home and valuable property; must be sold at once.

80-acre improved farm, 9 miles from stock yards; small house; two good springs; 15 acres in timber; for sale at $30 per acre.

50 acres 8 miles southwest from stock yards; good water and timber; a good place for a stockman. We offer this land at $25 per acre.

100 houses and 300 vacant lots for sale in Kansas City, Kas. Come and see us.
H. D. CLARK & CO.,
529 Minnesota ave., Kansas City, Kas.

FOR SALE—East side residences.

8 room modern brick, lot 50x145, furnace heat, $3,800.

6 room frame cottage, lot 25x130, $1,600.

4 room frame cottage, lot 50x145, $1,000.

2 9 room modern bricks, lot 40x127, each, $3,800.

Vacant corner, 97x127, paved sts., $21 per foot; a snap.

2 pieces switch property suitable for mill or factory, very cheap.
GEORGE MAGERS,
343 New Ridge bldg.

FOR SALE—

Modern 7 room, solid brick, slate roof, 30 ft., asphalt st., near 9th and blvd., $2,550.

Best 50 ft. on 10th st., near blvd., $1,250.

Modern 8 room brick, 50 ft., Prospect and 8th, $4,000.

100 ft. on 12th near Porter; nothing better, $2,500, one-third cash.

Several good lots near cars, $5 to $7 per foot.

6 room house, 25 ft., East side, near cars, $1,050.

Good 7 room house on 10th near Woodland, $2,500. HITSHEW REALTY CO.,
Tel. 400. 343 Ridge bldg.

477 acres, fine farm, Cass co., 30 miles south, on R. R.; good house, new barn, orchard, only $29.

Lovely new, modern 8 room brick and frame, near 10th and Indiana, at a bargain.

6 room frame, 50 ft., rents for $15, worth $1,800, for quick sale, $1,500.

157 ft. Garfield near 10th, asphalt st., $40.

163 ft. near 31st st. and Grand, cheap, $20.
COLE & M'AMEY.

## A Good Home or Investment.

8 or 9-room frame; close in; steam heated; brick paved street; rents constantly at $25. Price, $2,500. Metropolitan National Bank, 801 N. Y. Life bldg.

## FRUIT FARM.

80 acres 1 mile from Bentonville, Ark., county seat, 65 acres in cultivation, 27 acres in orchard, level land; 2 springs, good road, fine neighbors; also would make a fine poultry farm; owner leaving for Mexico. Easy terms and a bargain. HATHAWAY, 448 Sheidley bldg., Kansas City, Mo.

## Building Lots for Sale

I have two good residence lots adjoining—making elegant site for a home—that will sell for cash very cheap.
GEORGE D. LONG,
641 Minnesota avenue, Kansas City, Kas.

FOR SALE—Breeding ranch in Arizona; fine reservoir; full; good range; cattle; large horse pasture under wire fence; horses; buildings, etc., to carry on large range business. The above to close out partnership. Price, $20,000. Address F. Lansing, care Arizona Central bank, Flagstaff, A. T.

## A Grand Old Brick Mansion.

Large grounds; fine shade trees; on asphalt street, in fine neighborhood; 33rd and Baltimore; at a sacrifice price for quick sale. Metropolitan National Bank, 801 N. Y. Life building.

19½ acres, 47th and Locust; has 5,000 feet street frontage; ripe for platting; must sell; want offer. Frank E. Lott, 610 N. Y. Life.

$500—GOOD 5-room house, 31 feet; high and sightly; near Southwest boulevard car barn. Barber & Barber, 312 Mass. bldg.

OVER 42,000 PAID CIRCULATION DAILY MAKES JOURNAL WANT ADS PAY.

## There Never Was Anything

IN THE NEWSPAPER HISTORY OF KANSAS CITY LIKE THE PROGRESS OF THE JOURNAL IN 1898. IT HAS MADE TREMENDOUS STRIDES TOWARD POPULARITY: IT CARRIES MORE NEWS, MORE ADVERTISING AND MORE OF EVERYTHING THAT GOES TOWARD MAKING UP A SPLENDID NEWSPAPER THAN EVER BEFORE. ITS CIRCULATION BOTH INSIDE AND OUTSIDE KANSAS CITY IS GROWING WITH STARTLING RAPIDITY. OVER FIVE HUNDRED CIRCULATION ADDED LAST WEEK AND STILL THEY COME. YOU HEAR NONE BUT GOOD WORDS FOR THE JOURNAL ON EVERY HAND. SHREWD MERCHANTS ARE REALIZING MORE EVERY DAY THAT THE JOURNAL IS A GOOD NEWSPAPER TO BE WITH; THEY ARE INCREASING THEIR ADVERTISING APPROPRIATIONS FOR '99. ADVERTISERS WHO TRY THE JOURNAL IN THE RIGHT WAY ARE CERTAIN OF GOOD RESULTS—THEY ARE CERTAIN OF REACHING THE RIGHT KIND OF PEOPLE—THE PEOPLE WITH MONEY—THE BUYERS. YOU CAN NO MORE COVER THE ADVERTISING FIELD IN KANSAS CITY WITHOUT THE JOURNAL THAN YOU CAN RUN A FOOTRACE WITHOUT LEGS. THE JOURNAL IS SUPREME IN THE MORNING NEWSPAPER FIELD THROUGHOUT THIS VAST AND PROSPEROUS SECTION OF COUNTRY, AND IT WILL BRING A PORTION OF THIS PROSPERITY INTO THE POCKETS OF EVERY ADVERTISER WHO USES ITS COLUMNS.

OVER 42,000 PAID CIRCULATION DAILY MAKES JOURNAL WANT ADS PAY.

WE AIM TO EXCEL AND TO PLEASE.

**JUST OPENED**

NEW GOODS NEW STORE. NEW METHODS.

**EXCEL GROCERY AND MEAT DEPARTMENT**
**521-523 EAST TWELFTH ST., COR. OF CHERRY.**

TELEPHONE 1639.

A THOROUGHLY UP-TO-DATE ESTABLISHMENT.

THE EXPANDING BUSINESS OF KANSAS CITY IS EXTENDING EASTWARD, ON TWELFTH STREET, AND WE ARE IN THE PROCESSION.

We beg leave to announce to the people of this city and vicinity that we have leased the two large adjoining stores, 521 and 523 East 12th street, southwest corner of Cherry, for a term of years, and have fitted them up in the most modern and up-to-date style, one as a

FIRST-CLASS GROCERY,

and the other as a

CORRESPONDING MEAT DEPARTMENT,

both of which are

THE EQUAL OF THE BEST IN THE CITY.

In short, recognizing Kansas City to be metropolitan in its character, we have provided a Grocery and Meat Department, both of which are adapted to wants of such a city.

Like the furnishings and fixtures of each department,

OUR ENTIRE STOCK IS NEW AND FRESH,

and embraces all that is to be found in a first-class, up-to-date Grocery and Meat Department. It has been selected with especial reference to having goods of the different grades and prices—to meet the demands of all classes of buyers. We defy and are prepared to

MEET ALL COMPETITION IN PRICES,

and to furnish

A BETTER ARTICLE FOR LESS MONEY

than is generally sold by those who pretend to offer all the "bargains."

OUR MEAT AND FISH DEPARTMENT

is pronounced by all who have seen it, to be

THE MOST COMPLETE AND HANDSOMELY FITTED

up in the city, and it will be found to be stocked with the best grades of all kinds of meats and fish that the market affords. Believing in the maxim,

"CLEANLINESS IS NEXT TO GODLINESS,"

we have fitted up both departments, with

ITS ESPECIAL REFERENCE TO FOOD,

and realizing what the dust of the streets is composed of,

NO FRESH MEAT WILL BE HUNG OUTDOORS

by us; and our location must be found by the other and PROPER signs, which we have provided.

We also believe in

"QUICK SALES AND SMALL PROFITS,"

and therefore will always sell our goods at as low a profit as the first cost, and doing a legitimate business will permit. All intelligent persons know that we cannot honestly do more than this and succeed.

We hope by

FAIR DEALING AND COURTEOUS TREATMENT,

to satisfy all who favor us with their patronage. We are prepared to deliver goods in any part of the city, on short notice. Special attention will be given to orders by telephone, messenger or mail, and goods will be sent C. O. D.

The Twelfth street cars pass in front of our stores, and a transfer can be had from nearly every other street car line in the city. Where persons residing outside stop off to trade with us, they will be allowed, upon their purchases, the extra n