NOW IT'S MORE ACTIVE.

Real Estate Market in an Active Condition, With Prices Firm and Sales Numerous.

Special Liveliness Manifested in West St. Paul--Arlington Hills is Booming.

Manufacturers Coming to St. Paul With Capital and All Like the Transfer Grounds.

Extraordinary Inducements for Manufacturing--Numerous Buildings Projected.

The real estate market has been very active during the past week and a great deal has changed hands. Prices are firm, and all property is held at top figures. A good deal has been sold in acre lots near the harvester works and also near the Minnesota Transfer. All the week there has been a very active demand for cheap lots in the vicinity of Arlington hills, and hundreds of small houses are being built there. In all parts of the city, everywhere it is the same, new buildings are going up all around and in every respect there is evidence of increasing interest in real estate.

ST. PAUL A MANUFACTURING TOWN.

It is pretty evident that St. Paul is attracting the attention of the manufacturers of the country. The evidence of this consists partly in the fact that our real estate dealers and business men generally are continually receiving letters from capitalists in the East making inquiries in regard to coming here and establishing themselves in various manufacturing enterprises, and partly in the fact that several quite large manufacturers have been established here this season and more are coming. The favorite point seems to be near the Transfer. Two well-known manufacturing firms have within the past week bought acre tracts in that vicinity and will immediately commence work. The last one is the firm of Brooks Bros., who a day or two ago purchased five acres near the transfer and will immediately establish thereon a lumber yard and a sash, door and blind factory. Another firm purchased a tract of several acres near St. Anthony park and will commence immediately the erection out there of a furniture factory. These are but two out of a great number that have come here quite recently. The reason for this is the fact that St. Paul is recognized on account of its position as the commercial depot of the West and Northwest, and thus presents superior opportunities for business and the disposal of manufactured articles of all kinds. These considerations present an argument that is unanswerable to the manufacturer, showing that St. Paul is the site above all others for the location of any industry the product of which is to seek sale and patronage from the people of the Upper Mississippi valley and the country west and northwest to the Pacific coast.

TO BE REMEMBERED.

It must be borne in mind by the manufacturer who is looking toward St. Paul as a favorable site for this or that industrial enterprise, that the chief merit of the selection does not exist in securing an unoccupied field with the certainty of fair immediate return, but is due to the opportunity to develop capacity and production in the line operated, in proportion as the country tributary to St. Paul becomes populous. It must be kept in mind that the empire of the Northwest, aggregating the most fertile agricultural lands, the most extensive cattle ranges, the richest mineral region and the most valuable and extensive forests of the entire country, is equal in area to more than a quarter of the United States, and that it is developing more rapidly at this time than any other region of the continent has developed in the past.

It must also be remembered that by reason of its railroad facilities, St. Paul is the natural market for all this territory; that the Northern Pacific, with its headquarters and principal terminus here, is a main highway of all the region indicated, and the only and controlling route of travel and commerce for the greater portion of the entire area. The manufacturer then who locates in St. Paul is not dependent upon present trade conditions, favorable as they may seem, but is merely starting a plant that cannot but expand year by year as the country tributary grows in wealth, population and necessities. What Chicago is to-day as a manufacturing center, St. Paul, backed by its commercial, transportation and financial facilities, and the natural resources of the country tributary and accessible, will be within a few years.

THE FUEL SUPPLY.

Many Eastern manufacturers have an erroneous opinion concerning the matter of fuel supply in this locality, believing that works requiring constant and heavy consumption of coal or coke cannot be profitably operated here. So far as the best anthracite coal and coke are concerned, it costs more to place them in St. Paul, of course, than it does in Pittsburg and many other Eastern manufacturing centers. But this excess in cost of these particular fuels to St. Paul is more than counterbalanced by the accessibility of St. Paul to the most extensive copper mines in the world and to the largest and most valuable iron mines in the country. Besides this, St. Paul has now more direct and cheaper access to first class Bessemer ones than Pittsburg ever had. It may further be said that St. Paul can secure anthracite coal and coke by way of the lakes to Duluth, and thence 150 miles only by rail, at much less cost of freightage than the heavy-manufactured goods can be shipped to this point. There is one other matter that may be mentioned in regard to this matter of fuel. St. Paul is not, by any means, so very dependent upon the Eastern coal fields, for she has cheap access to the coal fields of Iowa and Illinois, both of which can be reached by river freightage. Now the fact is, that, after all this talk about the cost of fuel, coal and coke of any variety can be delivered in St. Paul at the present time at nearly the cost of delivery in Chicago. So far as charcoal is concerned, it can be furnished in St. Paul at far less cost than it can possibly be obtained in Chicago or Cleveland. It may also be said in addition that the coal fields west of St. Paul, in Dakota and Montana, will be developed, and in the very near future this city will be largely supplied with coal from the West, over the Northern Pacific road. In wood St. Paul can boast of an unlimited quantity at lower prices than any Eastern manufacturing city can now secure. St. Paul can secure wood, charcoal and soft coal at lower prices than Chicago can.

IRON AND STEEL WORKS.

Pittsburg, Cleveland and Chicago iron workers will doubtless be surprised to learn that so far as nearness to first-class Bessemer ores is concerned, St. Paul actually has a decided advantage over either of the great iron and steel marts named, yet the statement is true. It is well known, of course, that Pittsburg is compelled, by reason of the inferior quality of its local ores, to combine many different mine products together, even securing ores for admixture from Missouri and Tennessee, in order to procure first-class results. Cleveland is dependent entirely upon the mines of the Peninsula of Michigan, while Chicago draws her supply from the same source. Cleveland and Chicago are compelled to use a combination of both rail and water routes in securing their iron ores, or else all rail, as Chicago sometimes does, via the Northwestern railroad from the Peninsula mines. The fact that Chicago does receive some of its ores by all rail proves that the iron makers there can afford to carry first-class ores a distance of over four hundred miles. Now, the distance from these very mines by rail to St. Paul will be but 330 miles, or less than three hundred miles when the Sault Ste. Marie railroad is completed. Furthermore, undoubtedly, the largest and best deposits of specular hematite ores (the true Bessemer ores) on the American continent are now being developed in the state of Minnesota, in what is known as the Vermilion lake district, 200 miles nearly due north from St. Paul. The value of these mines is more conclusively and clearly demonstrated by the character of the men engaged in their development than by any paid-for analysis; and it is sufficient to state that the Towers of Pennsylvania, the Elys of Cleveland and Breitung of Michigan are the iron men who have organized the company which has been spending $4,000,000 on the Duluth & Iron Range railway through the heart of an absolute wilderness of forest, rock and swamp, in order to make this greatest iron discovery of the age accessible. It may also be remarked that Cleveland and Chicago iron workers expect to utilize to advantage the Vermilion ores, which are but 200 miles from St. Paul. In addition it may be stated that St. Paul capital is now developing what promises to be an excellent and inexhaustible supply of iron ore at Black River Falls, Wis., 165 miles by rail from St. Paul. With the advantages above enumerated, it is not too much to say that St. Paul to-day is one of the very best points in the United States to locate first-class iron and steel works. The time has come for the establishment of large works in St. Paul of the kind named. With such a large field for all kinds of iron and steel goods and machinery as the region north and west of St. Paul will present, works of the character specified are imperative, and no doubt would be profitable. One chief advantage of works located in St. Paul would be their proximity to an exclusive market, which is growing greater and greater with marvelous rapidity. It is only a question of time when iron and steel works will be located in St. Paul. Those who locate here first will be the ones likely to profit by the great opportunities offered.

MISCELLANEOUS.

A. E. & C. W. Clark report the sale of eleven lots on Dayton's bluff for $8,000.

M. J. Bell will erect a brick building on the corner of Dakota and Fairfield avenues, to cost $8,000.

George Marti is about to erect a three-story brick block on the corner of Dakota and Fairfield avenues, to cost $12,000.

J. J. Watson is about to erect a three-story brick block of double dwellings on St. Peter street, between Tilton and Bluff streets, to cost $8,000.

L. K. Stone and E. G. Rogers are about to erect a block of stores and dwellings on Kittson street, between Fifth and Sixth streets, to cost $8,000.

Herman Greve & Co. sold to Charles O. Winter four lots in Kalman's division No. 1, near the St. Paul & Northern Pacific shops, for $13,000 each.

The grading around the pumping station was completed yesterday. The appearance of the surroundings has been enhanced by the setting out of a number of trees, etc.

H. S. Fairchild & Son sold yesterday eighteen acres in Excelsior park, just east of Lovering park, for $1,000. Lovering park is next east of Merriam Park.

Large transactions in real estate took place yesterday on the flats in West St. Paul, but they are to be kept quiet for the present. H. S. Fairchild & Son sold $8,000 worth.

M. Berfeld has let the contract for the construction of five brick stores, to be built on the corner of Reaney and Seventh streets, and work has been commenced on the same.

In 1873 Mr. Quinby bought twelve lots in West St. Paul for $1,200. In February last he sold them to Walter Sanborn for $12,000. Yesterday Mr. Sanborn sold them for $32,000.

The plat commission approved of Forepaugh's division A, addition to St. Paul, containing twenty-six lots, yesterday; also Lindemann's subdivision of lots 9 and 10, Hyde Park subdivision, containing sixty-four lots.

The plans for the new bank building in West St. Paul, corner of Indiana and Dakota avenues, are completed, but as parties outside talk of coming in and taking all the stock, the commencement of the work is delayed a few days.

Brooks Bros. of Minneiska and Winona have purchased five acres at the transfer for which they paid $13,000. This property was purchased for manufacturing purposes and the purchasers will put in a lumber yard, a sash, door and blind factory and a planing mill.

The St. Paul Real Estate and Improvement company bought of Mark L. Patter part of lots 9 and 10, block 19, Rice & Irvine's addition to St. Paul, being located on the northwest corner of Third and St. Peter streets, and known as the Dalrymple block, for $20,000 cash.

The St. Paul Real Estate and Improvement company sold yesterday to Mark L. Patter of Brooklyn, N. Y., lot 5, block 1, St. Paul proper, 50x100 feet, on Seventh street, between Robert and Minnesota, for $2,500 cash, Mr. Potter has commenced excavating the lot and will erect a three-story brick block thereon immediately.

Wilgus Bros. sold nine lots in Eaton & Morrison's addition in West St. Paul for $5,900 cash; also two lots on Ducas street for $2,700; also five acres on Courtland street north of Oakland cemetery for $6,500; also two lots on the corner of Holly avenue and Mackubin street for $6,600 cash, and the purchaser will erect thereon immediately a handsome row of seven brick houses.

Messrs. H. O. Hall and Sears E. Brace of Rochester, N. Y., have secured a location for their proposed furniture factory from the St. Anthony Park company, near the Minnesota transfer. Their purchase includes seventeen lots, with trackage facilities for 900 feet, and fourteen lots for cottages for their employes. These gentlemen have had a successful experience in the wholesale manufacture of furniture, but have been seeking a larger field of enterprise, and they have secured a location where the privileges of shipment are unequaled. As soon as the St. Anthony Park company completes its proposed side-track of 3,000 feet, and a direct connection with the Minnesota Transfer company's tracks, Messrs. Hall & Brace will begin their improvements, building in brick or stone. Messrs. O. F. Sherwood & Co. negotiated the sale.

The Record.

LAST WEEK'S PERMITS.

Monday	21	$28,325
Tuesday	25	22,452
Wednesday	21	83,665
Thursday	23	51,715
Friday	22	21,880
Saturday	16	23,950
Total	128	$231,987

YESTERDAY'S TRANSFERS:

John G Hinkel to M A Fargo, lts 5 and 6, blk 8, rearr of Merriam Park $5,700
Fred Anderson to Andrew A Boberg, lt 7, blk 1, subd of blk 46, Arlington Hills add 100
John Itin to Joseph Hottmar, part of lts 3, 4 and 5, blk 70, West St. Paul proper 210
Hezekiah Hall to Louis Eisenmenger, lt 25, blk 2, Stinson's div 900
Maj Hall to Mary E Monkhouse, lt 22, blk 16, Eastville Heights add 1,000
Mary S Morrison to Arnold Kahlman, lt 8, blk 3, Eaton & Morrison's add 850
West Side Land & Cottage Co to Dillman Schneider, lt 16, blk 12, Prospect plateau 700
John P H De Wint to Owen Morris, lt 17, subd of blk 93, Lyman Dayton's add 500
B Michel to George Lendway, lot 30, blk 2, rearr of Stinson's div 350
Alfred St Peter to Paul Gadbois, lt 3, blk 14, Marshall's add 1,300
T B Marrett et al to Carl Weber, lts 1 and 2, blk 15, lts 16 and 17, blk 10, Eastville heights 600
Arthur Stephen to John H Lormany, part of lt 2, blk 19, Terry's add 550
A L Buck to Joseph Loramy, part of lt 2, blk 19, Terry's add 650
William Dawson et al to John Casey, lt 8, blk 4, Terry's add 400
Robert P Lewis to A O Olsen, lt 13, blk 15, Lewis' Second add 300
A D Condit to Dennis Ryan, lts 8, 9 and 10, blk 3, Manson & Simonton's add .. 1,200
Adam Wachtsheim to City of St. Paul, part of blk 24, Marshall's add 700
Magdalena Ruden to same, part of lt 14, blk 8, Terrence Park add 1,275
Walter Mann to William W Howard, part of lt 22, blk 9, Woodland Park add 4,200
Gustave Anderson to G A Knauft et al, lts 28 and 29, subd of blk 107, Lyman Dayton's add 1,000
Chester A Congdon to Robert F Fitzgerald, lt 1, blk 2, Eaton & Morrison's add 112

Twenty-one permits, total amount .. $22,537

YESTERDAY'S PERMITS.

R J Bennet, 1-story frame shed, w side Rice street, bet College and Summit ave $25
R J Lewis, 1½-story frame dwelling, s side Reaney st, bet Edgerton and Payne sts 1,200
R J Lewis, 1½-story frame dwelling, s side Reaney st, bet Edgerton and Payne sts 1,200
M D Miller, 2-story frame dwelling, s side Marshall st, bet Dale and St Albans 1,500
Anna Wheeler, 2-story frame dwelling, w side Burr st bet Whitall and York sts 3,500
Peter Schmidt, 1-story frame dwelling, s side of Page st bet Ottawa and Mohawk 500
William E Sackett, 1-story frame kitchen, w side Mohawk st bet Page and Sidney streets 300
Alvin Long, 1-story frame dwelling, s side Roble st bet Aniti and Cambridge sts 500
J W White, 1-story brick dwelling, s side Portland ave bet Arundel and Mackubin sts 10,000
C A Johnson, 2-story frame dwelling, s side Rondo st bet Western and Arundel sts 1,000
L S Murray, 2-story frame dwelling, n side Moore st bet Jeanne and St Anthony hill 1,600
Henry Hart, add to frame dwelling s side 9th st bet Fort and Exchange sts 1,000
Frank Noverk, 1-story frame dwelling n side Lee st bet Warsaw and Drake
St Paul, Minneapolis & Manitoba Railroad company, repair general office, n side 4th st bet Wacouta and Sibley sts 1,000
Michael Vogelsang, 1-story frame dwelling n side Randolph st bet Chatsworth and Milton sts 200
Herman Gall, repairs to frame barn s side University ave bet Kent and Mackubin sts 75

Sixteen permits, total cost $23,950

Consultation of Principals.

At the meeting of the principals of the public schools yesterday morning, a lengthy consultation took place in regard to the work accomplished in the school the past year, and suggestions were made in regard to a number of changes in the conduct of this work for the year to come.

The boundaries of the new districts, with reference to the accommodation of grades in the new school houses constructed therein, were discussed and division lines mapped out.

There was a very earnest discussion on the amount of additional new school buildings required to be built the next school year, but it was decided not to make these suggestions public until they should be presented to the new school board, at its meeting Wednesday, June 1. It is thought that five new structures are necessary, one of which is called for in the Sixth ward.

Arrangements were perfected for the closing examinations of the year, and provision made for the distribution of $800 received from non-resident pupils among the several school libraries.

Griggs' Glycerine Salve.

The best on earth can truly be said of Griggs' Glycerine Salve, which is a sure, safe and speedy cure for cuts, bruises, scalds, burns, wounds and all other sores. Will positively cure piles, tetter and all skin eruptions. Try this wonder healer. Satisfaction guaranteed or money refunded. Only 25 cents. Sold by P. J. Dreis.

REAL ESTATE FOR SALE.

Davis & Brown's List.

WEST ST. PAUL PROPERTY.

FIVE LOTS AT CORNER OF EATON AND FILLmore avenue for $10,000; good lots in Morrison's addition for $800; lots in Marshall's addition, near site of new freight depot, for $1,000; two lots corner of Chicago and Robertson streets for $1,500; two lots at corner of Tennessee and Wyandotte streets for $1,700; three lots at corner of Kentucky and Chester streets for $2,500, all for sale by Davis & Brown.

$2,400 ONLY FOR NICE NEW NINEroom house on Martin street, near Rice street. Davis & Brown.

$6,200 BUYS GOOD TEN-ROOM HOUSE and south front lot 50x143 feet to alley, on Ashland avenue, near Western avenue. Davis & Brown.

$1,550 NEW SEVEN-ROOM HOUSE AND nice level lot on Carroll street. Davis & Brown.

$1,700 GOOD HOUSE AND FINE LOT ON University avenue, near Mackubin street. Davis & Brown.

2 LOTS ON DAYTON AVENUE, NEAR KENT street; south front; at a great bargain, if taken this week. Davis & Brown.

$3,100 FOR 71x161 FEET AT CORNER OF Dayton and Dale streets. Davis & Brown.

$825 FOR HANDSOME LOT ON FULLER street, near Arundel street. Davis & Brown.

$4,300 120x120 FEET AT CORNER OF DAYton avenue and Dale street. Davis & Brown.

$10,000 BUYS LOT 60x150 FEET ON Fifth street near Exchange street; this lot fronts both Seventh and Fifth streets; the cheapest piece of business property west of Wabasha street. Davis & Brown.

$400 PER FOOT FOR 75x100 FEET ON WAbasha street, between Seventh and Eighth streets. Davis & Brown.

2 FINE BUSINESS CORNERS ON WABASHA street. Davis & Brown.

$2,800 ONLY FOR ONE ACRE OF GROUND and two houses that cost $1,200; Dayton's bluff. Davis & Brown.

$6,000 FOR SIX ACRES AND IMPROVEments that cost $5,000; only quarter mile from city limits. Davis & Brown.

$850 BUYS NICE LEVEL LOTS ON PORTland avenue, two blocks from street cars. Davis & Brown.

$350 GOOD LOTS ON McLEAN AVENUE, Dayton's bluff. Davis & Brown.

$1,950 FOR BEAUTIFUL LOTS ON DAYton avenue, near Kent street. Davis & Brown, 360 Jackson street.

$18,000 BUYS A GOOD BRICK BLOCK OF two stores on Seventh street north side, near Seven corners, renting for $1,860 per annum. Davis & Brown.

20 ACRES ON MISSISSIPPI STREET FOR $375 per acre. Davis & Brown.

$1,000 GOOD LOTS ON MARTIN STREET, near Rice street. Davis & Brown, 360 Jackson street.

$750 FOR NICE LOTS ON SELBY AND Hague avenues. Davis & Brown.

$5,600 BUYS A NICE HOME ON IGLEhart street, between Rice and St. Peter streets. Davis & Brown.

Bentley & Hildebrand's List.

80 ACRES OF FINE SUBURBAN RESIDENCE property between the twin cities, only $400 per acre; one-third down, balance at 6 per cent; never-failing sulphur and cold springs. Bentley & Hildebrand, 313½ Jackson.

LOTS IN WRIGHT'S ADDITION, $300 TO $1,200; one-fourth down, balance easy payments; 2¼ per cent. off if purchaser builds.

$5,000 BUYS HALF A BLOCK OF LOTS on Rondo street; one-fourth down, balance to suit.

$14,000 BUYS ONE OF THE FINEST residences on College avenue; one-third down, balance on easy terms.

$2,850 BUYS NICE RESIDENCE ON NORris street; cellar, well, cistern, trees, yard, etc; one-fourth cash, balance to suit.

$1,400 FOR NICE FIVE-ROOM HOUSE ON Armstrong street; $200 cash, balance $10 per month.

$775 FOR HOUSE AND LOT; MUST BE sold; look this up.

$2,100 FOR A SEVEN-ROOM HOUSE AND barn; $700 cash, balance easy.

$1,500 FOR FOUR-ROOM HOUSE, LOT 40x120 on Minnehaha street near East Seventh street.

WE HAVE SEVERAL NICE LOTS AND houses and lots on Dayton's bluff, some big bargains. Bently & Hildebrand.

LOTS IN CHUTE'S BROS'. DIVISION FROM $400 to $1,000; terms easy. Bentley & Hildebrand.

$16,000 BUYS ONE-HALF BLOCK IN EWing & Chute's addition; one-third down.

$6,000 BUYS TWO LOTS CORNER WABAsha and St. Peter.

IF YOU HAVE ANY PROPERTY TO SELL please give us prices and terms, as we may have a customer for it. For balance of our list call on Bentley & Hildebrand, 313½ Jackson street.

P. R. McDonnell's List.

Corner Ohio and George streets, Sixth ward.

$1,800 WILL BUY HOUSE OF SIX ROOMS, cellar, cistern and well and lot 50x150, on Ohio street; small payment down, balance on monthly payments if desired.

$2,600 WILL BUY FIVE-ROOM HOUSE, cellar, cistern and well, corner lot 50x150, corner Ohio and Stevens streets; very easy payments; this is a bargain.

$1,400 WILL BUY NICE HOUSE, FIVE rooms, cellar and well, on Stevens street; easy payments; near school house now building.

$450—LOTS ON OHIO STREET.

LOTS ON CHEROKEE AVENUE VERY CHEAP, from $250 to $1,000.

11 LOTS IN BLOCK SIXTY-SIX, BANNING & Olivier's addition; very fine building lots on easy payments.

DAWSON'S ADDITION IS SELLING VERY fast; I have a few more lots left on easy payments.

I HAVE THREE BRICK BUILDINGS ON OHIO street, a splendid location for hotel and stores; put up in the most substantial manner, which I will sell or rent cheap; parties wishing to get a bargain would do well by coming to see me as I am bound to sell; this block for less than you can duplicate them, as I must have money.

ALL MY PROPERTY IS LOCATED IN THE most beautiful part of the Sixth ward, high and healthy, with the purest spring water, as you can test by calling on me, corner Ohio and George streets.

REAL ESTATE FOR SALE.

A. E. & C. W. Clark's List.

HEAVY SALES IN WEST ST. PAUL THIS week; a few more bargains left. A. E. & C. W. Clark, corner Fourth and Robert streets.

5 ACRE LOTS OUT RICE STREET, CHEAP and on very easy terms. A. E. & C. W. Clark, corner Fourth and Robert streets.

COME IN AND GET ONE OF THOSE CHOICE lots in Summit Park for a home before the Oakland street improvement is begun; they are sure to advance. A. E. & C. W. Clark, corner of Fourth and Robert streets.

CALL IN AND GET ONE OF OUR FIVE-ACRE lots; $50 down and $10 per month; $150 per acre. A. E. & C. W. Clark, corner Fourth and Robert streets.

HOUSE AND LOT ON DE SOTO STREET NEAR Minnehaha; eight rooms, cistern and well. A. E. & C. W. Clark, corner Fourth and Robert streets.

$1,250 EACH; four choice lots on Dayton avenue; south front; near St. Albans street. A. E. & C. W. Clark, corner Fourth and Robert street.

A FIRST-CLASS WOOLEN MILL, COMPLETE, water power, all new and modern machinery; this property can be bought at a great bargain; for particulars apply to A. E. & C. W. Clark, corner Fourth and Robert streets.

LOTS, BLOCKS AND ACRES IN THE VICINITY of the Bohn Manufacturing Company's yards on any kind of terms. A. E. & C. W. Clark, corner Fourth and Robert.

HOUSES AND LOTS IN ALL PARTS OF THE city, $1,200 up. A. E. & C. W. Clark, corner Fourth and Robert streets.

$1,550—100-FOOT CORNER ON VICTORIA and Goodrich streets; a bargain. A. E. & C. W. Clark.

C. R. Smith's List.

WEST ST. PAUL IS THE PLACE TO MAKE quick turns with your money; come in Monday, early, if you want the biggest snap on the flats. C. R. Smith, 317 Jackson street.

RICE STREET ACRE PROPERTY IS THE cheapest property to buy and plat in the city; I have 40 acres on Rice street that is a bargain.

FOREST STREET IS GOING TO BE A BUSIness street; I have lots on monthly payments that you can double your money on. Smith, 317 Jackson.

$4,000—EIGHT-ROOM HOUSE ON DALE street, near Holly avenue; good barn, etc., cheap. Smith.

$300—LOT ON MONTHLY PAYMENTS ON Lawson street.

$3,000 BUYS THREE LOTS ON MARIA avenue, 50x100 each, facing east. C. R Smith.

$2,100—SOUTH-FACING LOT ON HOLLY avenue are a bargain.

$250—SOUTH-FACING LOT IN BLOCK 1, Nelson's addition, on monthly payments. C. R. Smith.

TEN ACRES EAST OF LAKE COMO AT $400 per acre; property adjoining is held at $1,000 per acre.

$1,900—TWO LARGE LOTS ON SUMMIT avenue; a bargain.

$1,000—CORNER LOT ON MARSHALL avenue.

$750—LOT ON FULLER STREET NEAR Western avenue. C. R. Smith, 317 Jackson street.

McClung, McMurran & Curry's List

$700, IN PAYMENTS TO SUIT, WITH building material, for lots in Holcomb's addition—80 feet—corner of Grotto and Hague. McClung & McMurran, German-American bank block.

TO PERSONS WHO ARE PAYING RENT AND throwing away money, we invite attention to ten ready built homes, which we are prepared to sell on such terms as will meet the necessities of men who are paying $20 to $30 per month rent. These houses are on both sides of the river and in eligible locations; 1½ and 2 stories high, and range in price from $600 to $3,000. A buggy ride free to see them. McClung, McMurran & Curry.

THE MOST BEAUTIFUL ADDITION IN THE city has just been platted by McClung, McMurran & Curry, and called Lake Park addition. It lies between Como Park and the fair ground (park), and connects these two parks by two grand boulevards, wide enough to allow parkways all along the route. Long, deep lots are laid off on these boulevards, allowing 75 feet front grade between buildings and the boulevard. This gives every home a frontage on the parkways and proximity to Lake Como, Como Park, the fair ground, Hamline and the Northern Pacific station. It will have all the advantages of Merriam Park, with the extra advantage of proximity to the lake, the park and the city. The intention is to make this the most attractive and elegant addition in the city. The prairie is as level as a floor, high and commanding. Lots are now offered to persons desiring to improve. McClung, McMurran & Curry. 143-44

HAVING REMOVED FROM OUR OLD QUARters on Bridge square, established ourselves in our new and commodious office in the German-American Bank building, arranged our plats and maps, we are now prepared to offer those wishing homes, elegant or modest, expensive or cheap, a number of desirable lots in the city and on the suburbs. We make a specialty of that beautiful and rapidly improving inter-urban property; to those desiring investments we offer lots and acres. Our assortment of lot property extends on three sides of this large metropolis. Call and see our lists. We have acres in St. Anthony park, near adjoining the Fair grounds, Como lake front, and in what will soon be the great manufacturing district on Rice street. McClung, McMurran & Curry, German-American Bank building.

ACRES ON RICE STREET—McCLUNG, McMurran & Curry.

ACRES ON SNELLING AVENUE—McCLUNG, McMurran & Curry.

ACRES ON THE NEW BOULEVARD, ONE hundred and twenty feet wide, between the two cities. McClung, McMurran & Curry.

ACRES ON LAKE COMO—McCLUNG, McMurran & Curry.

ACRES NEAR NORTHERN PACIFIC SHOPS—McClung, McMurran & Curry.

ACRES ON RICE STREET—McCLUNG, McMurran & Curry.

ALL THE ABOVE PROPERTY IS NEAR PROposed stations on the St. Paul & Northern Pacific Short line. McClung, McMurran & Curry.

MONTHLY PAYMENTS—TO RENT A HOUSE you have to pay from $10 to $30 per month; the same money paid on our system of monthly payments will not only pay rent, but give you a house and lot in improving portions of the city. McClung, McMurran & Curry.

LOTS ON MONTHLY PAYMENTS ON IGLEhart street. McClung, McMurran & Curry, German-American Bank building.

LOTS ON MONTHLY PAYMENTS ON HAGUE avenue. McClung, McMurran & Curry, German-American Bank building.

LOTS ON WEST SIDE—MONTHLY PAYMENTS—McClung, McMurran & Curry.

FORTY LOTS ON ST. ANTHONY HILL—Cheapest property in St. Paul.

EIGHT HOUSES ON THE WEST SIDE, FOR sale cheap. McClung, McMurran & Curry.

A. H. Nicolay's List.

$1,700 BUYS GOOD HOUSE ON FARquier street, near Seventh; contains four rooms; good cellar, etc.; lot 50x127 feet; terms easy. Nicolay, 116 East Fourth street.

$3,000 BUYS 123 FEET ON WABASHA street, 97 on Aurora avenue, 76 on St. Peter street; terms very easy. Nicolay, 116 East Fourth street.

THE FINEST LOTS ON GRAND AND LINCLON avenues are for sale by A. H. Nicolay, 116 East Fourth street, opposite new German-American bank building.

$1,600 BUYS ON EAST SIXTH STREET A corner lot, 50 feet front; contains several large shade trees. Nicolay, 116 East Fourth street.

$1,500 BUYS A NICE FIVE-ROOM HOUSE on Central street, West St. Paul; good cellar, cistern, etc. Nicolay, 116 East Fourth street.

$50 TO $100 CASH—HOUSES ON MONTHLY payments. A. H. Nicolay, 116 East Fourth street.

GOOD LOLS ON RICE STREET ON MONTHLY payments. A. H Nicolay, 116 East Fourth street.

DESIRABLE UNIVERSITY AVENUE LOTS for sale cheap, by Nicolay, 116 East Fourth street.

IF YOU WANT TO SELL YOUR PROPERTY, list it with A. H. Nicolay, 116 East Fourth street.

ARLINGTON HILLS—GOOD LOTS, ALSO houses—Easy terms. For sale by Nicolay.

$1,600 FOR NEW SEVEN-ROOM HOUSE—$300 cash and $20 a month. A. H. Nicolay, 116 East Fourth street.

$1,800 BUYS THREE SPLENDID LOTS near Garfield school, West St. Paul. Nicolay, 116 East Fourth street.

$1,500 BUYS A GOOD SEVEN-ROOM house in West St. Paul. A. H. Nicolay, 116 East Fourth street.

$3,200 BUYS THIS WEEK THREE LOTS on Maple street, with a new house of four rooms. Nicolay, 116 East Fourth street.

$3,000 BUYS A GOOD SEVEN-ROOM house on Martin street, near Western avenue. Nicolay, 116 East Fourth street.

$2,000 BUYS A SPLENDID LOT ON Pleasant avenue, 60x240; this is a bargain. Nicolay, 116 East Fourth street.

LARGE LOTS ON WHITE BEAR LAKE AT beautiful Dellwood, the most charming location on the north shore of this noted lake, unsurpassed in loveliness, forest, park and lake. Seventy-eight splendid lots, 50x150 feet to seven and three-fourth acres in size, well shaded by stately trees, all at the low price of $350 each; only $50 cash required, including a handsome cottage to be constructed at once, at a cost of $1,000, without any additional charge, to be sold by subscription only, and selection for choice of lots to be made by distribution under the supervision of a committee appointed by the purchasers. No saloons allowed on this property, which is a guarantee for a first-class summer residence neighborhood. Subscribe at once before it is too late. For full particulars see A. H. Nicolay, sole manager for Cowher, 116 East Fourth street.

REAL ESTATE FOR SALE.

J. Fairchild's List.

FOR SALE—AN ELEGANT RESIDENCE ON Canada street; all modern conveniences; heated by steam; gas, bath room, water closets; beautiful grate; newly papered and painted. This is a rare opportunity to get a good home centrally located. J. Fairchild.

$8,500 WILL TAKE AN ELEGANT BRICK residence of nine rooms on St. Peter street. This place must be seen to be appreciated. The house is new and has all modern conveniences. We will take great pleasure in showing this to any one wanting a good house. J. Fairchild.

FOR SALE—LOTS AND BLOCKS IN MILTON'S addition at low prices and on easy terms. J. Fairchild, 334 Jackson street.

50 TO 100 PER CENT. CAN BE MADE ON sale of lots by buying blocks in Milton's addition. J. Fairchild.

$10,000 WILL BUY A BEAUTIFUL block of thirty lots on University avenue. Here is a good chance to make a good year's work for some one. J. Fairchild, 334 Jackson street.

I WILL SELL LOT 60x75 SOUTHWEST CORner Walnut and Seventh street at a remarkably low figure, if taken this week. J. Fairchild.

FOR SALE—A DESIRABLE RESIDENCE ON Oakland avenue, southern exposure, near Western, best residence part of the hill, at a low price. J. Fairchild, 334 Jackson street.

$6,300 WILL BUY A RESIDENCE OF 9 rooms, good barn, fine shade trees and shrubbery, lying at least two feet above grade. Must be sold this week at this price. J. Fairchild, 334 Jackson street.

LOOK AT THE BARGAIN OFFERED IN A residence by J. Fairchild on Ashland avenue. A nice home for anyone. J. Fairchild, 334 Jackson street.

FOR SALE—15 ACRES NEAR LAKE COMO AT $275 per acre. J. Fairchild, 334 Jackson street.

FOR SALE—BRICK RESIDENCE OF 9 ROOMS on Pleasant avenue in first-class neighborhood. Call at my office and get price and terms. J. Fairchild, 334 Jackson street.

FOR SALE—VACANT LOT ON PLEASANT avenue, near Jefferson school. J. Fairchild, 334 Jackson street.

FOR SALE—LOT 60x250 ON PLEASANT AVEnue near Judge Flandrau's residence. J. Fairchild, 334 Jackson street.

FOR SALE; GARDEN LOTS NEAR THE CITY at low prices and on easy terms. Remember that we have the choicest list of garden lots of any house in St. Paul. J. Fairchild, 334 Jackson street.

$500 FOR LOTS IN STINSON'S DIVISION; only a cash payment of $25 required of parties who will build. J. Fairchild, 334 Jackson street.

$1,000 WILL TAKE THE PRETTIEST ten acres on Lake Gervais. J. Fairchild.

$250 FOR GOOD LOTS ON DAYTON'S Bluff; terms to suit. J. Fairchild.

$1,500 FOR TWO BEAUTIFUL LOTS ON Selby avenue. J. Fairchild.

"O NOW YOU WEEP," BUT YOUR TEARS will all be dried when you investigate the bargains offered by J. Fairchild on Savage lake. Think of beautiful lake points at $200.

J. FAIRCHILD IS PLATTING 160 ACRES ON Rice street which he is going to put on the market at such low prices and such favorable terms that will be sure to make a big demand for the lots, which are to be 5 acres each; $10 will secure first choice of these tracts; parties wanting to buy had better call soon, as there will be a rush for them; $10 will secure a choice lot.

$10 WILL SECURE CHOICE FIVE-ACRE tracts on Rice street. Call at J. Fairchild's office, 334 Jackson street.

J. FAIRCHILD IS OFFERING SOME FIVEacre lots on Rice street at a low price, and on remarkably easy terms. Office, 334 Jackson street.

DON'T LIVE IN THE CITY ON A LITTLE cramped up forty-foot lot when you can get a beautiful five-acre lake point for the low price of $1,000; only 25 minutes' drive from the city. J. Fairchild, 334 Jackson street.

A. B. Wilgus & Bro.'s List.

$300 OR $400 CASH, BALANCE MONTHLY, fine house and grounds on St. Anthony hill, east of Kent street and south of Laurel avenue; water and sewer; this is a fine home, cheap, and on terms of rent; nothing like it for the money and terms in the city. A. B. Wilgus & Bro.

$3,250 BUYS 40 FEET ON SEVENTH, BEtween Maple and Bates; this is below anything you can buy near it; a fine investment. A. B. Wilgus & Bro.

250 LOTS IN NELSON'S ADDITION; $25 cash; $25 one month, balance monthly; worth $375 easy. A. B. Wilgus & Bro.

$3,300 PORTLAND AVENUE HOUSE AND lot; fair terms; seven rooms and south facing lot. A. B. Wilgus & Bro.

ELEGANT RESIDENCE AND GROUNDS ON ST. Anthony hill, south facing and very cheap; must be sold. A. B. Wilgus & Bro.

FIVE ACRES NEAR RICE AND FRONT STREET at a bargain to plat; will sell for 100 per cent. platted. A. B. Wilgus & Bro.

$3,000 FOR 100 FEET FRONT ON EATON avenue; $2,500 for two lots on Ducas street. A. B. Wilgus & Bro.

WILL TAKE A LOT IN PART PAY, BALANCE monthly, for small new house on St. Anthony hill. A. B. Wilgus & Bro.

$4,000 60 LOTS IN A NEW ADDITION TO West St. Paul; 30 for $2,000; lies fine. A. B. Wilgus & Bro.

IMPROVED BUSINESS INVESTMENT—LARGE one, but pays large income; choice street. A. B. Wilgus & Bro.

IMPORTANT NOTICE—10 LOTS NEAR CORNER Front and Western avenue, at a bargain. A. B. Wilgus & Bro.

SEVENTH STREET—A FINE INVESTMENT west of the railroad bridges; very cheap. A. B. Wilgus & Bro.

$650 FOR LOT ON CONCORD STREET—how is this; business property. A. B. Wilgus & Bro.

$1,500 FOR 120 FOGT FRONT CORNER IN Holcomb's addition. A. B. Wilgus & Bro.

WILL TRADE A GOOD LOT AS PART PAYment for house on St. Anthony hill. A. B. Wilgus & Bro.

$250 FINE LEVEL LOT NEAR OMAHA shops; terms easy. A. B. Wilgus & Bro.

$200 EACH FOR T