MINNESOTA HISTORICAL SOCIETY

ST. PAUL REAL ESTATE.

A Demand for Property That Actually Increases as the Usual Dull Season Draws Near.

Some Reasons Why West St. Paul Property is Still in Such a Lively Demand.

Manufacturing Growth in the Eastern Part of the City--Railroad Facilities.

The Record of a Week in Building and Realty--Miscellaneous Transactions.

The business in real estate has continued very active through the past week without abatement, and sales have been numerous and heavy in almost all directions. The trading in realty seems to have broadened out, and some dealings have been for immense tracts of land. These large transactions are generally carried through by syndicates who pick up acre tracts, and by subdividing and platting dispose of the deal in lots. One of the largest of these deals has just been carried through in South St. Paul, and the deed was to have gone on record at Hastings yesterday.

WEST ST. PAUL.

It would be a remarkable real estate article that should omit to mention the Sixth ward. The growth of this part of the city, that commenced several years ago, has so far surpassed all expectations that people now look on in wonderment to see how the ward continues to grow. It was but a few years ago that lots that are now worth $10,000 and $15,000 could have been bought for $200 or $300. When the ward first started in its forward movement it was thought by all to be a very temporary affair, and no one could see anything in the location of the ward to make the growth permanent or of much consequence, while there were many things connected with it which seemed to condemn that part of town to neglect and to make it a most undesirable place in which to invest money. A large part of it was flat and low, and almost every year the flat part was overflowed with water to the depth of six to eight feet. That part that was out of water was so high and so rugged that it seemed to be out of the reach of reclamation and doomed to be forever deserted. This was but a few years ago. Now the whole ward is all bustle and animation. Its streets are being graded and opened, its crooked places being made straight, and there is a bustle and activity there that astonishes even the oldest resident. Its population of a few hundred has increased to over twenty thousand, and at the rate it is now going on it will soon be over fifty thousand. This proposition is not exaggeration. Money and population are going in south of the river at a much more rapid rate than people generally know of, and it is confidently predicted by the best business and railroad men that the railroads on this side will be compelled to find their way across the river. The population that a few years ago found abundant room in which to live and transact what little business there was to be done, within a very small circle around the foot of the Wabasha street bridge, has now swelled and crowded back from the river till they have extended out over the bluffs into Dakota county, so that it has become necessary to consider very seriously the desirability and necessity of bringing within the city limits a considerable part of that county. This will have to be done sooner or later. At present, as was seen in the meeting held in West St. Paul about a week ago, there will be very strong objections urged against being brought into the city. The strongest argument in opposition to being taken into the city limits, and that urged with the greatest force, was that of the increased expense. The people out there in the country, even the most intelligent and best informed, fear the assessments caused by opening, widening and extending steeets, the putting in of sewers, water, etc., and they therefore object very strenuously, and so far have done so successfully, to annexation. How long they will hold out is a question. It is thought that when population enough crowds in there to make police protection necessary people will change their ideas. At this time, however, as was manifested at the meeting referred to, the people are opposed. They will not hear to it at all.

THE EASTERN PART OF THE CITY.

While the Sixth ward has been growing thus rapidly other parts of the city have not been standing still. The eastern and western portions of St. Paul have both been following after the Sixth ward. Manufacturing seems to settle down more naturally in the eastern part of the city than elsewhere, and a number of manufactories have been established recently on a pretty large scale at Post's Siding, near the harvester works and near Lake Phalen. There are many indications that that district lying along on both sides of Seventh street, out to Lake Phalen, will be largely devoted to manufacturing. This district seems to be the most naturally adapted for this line of business of any in the city. There is now pending a project which will do much to help this part of the town, and which involves the sale and purchase of a large tract of land. If carried through, as it undoubtedly will be in a short time, an industry will be established that will give employment to a large number of men, and will constitute of itself and its employes a town of no small proportions. This territory out around Seventh street and Lake Phalen is in the line of the railroads coming in from the north and east, and is well suited for manufacturing purposes. Its railroad facilities could not be surpassed, and all the accommodations that could be desired for the transformation of all manufactured articles will be offered. During the fall there has been a growing and largely increasing demand for property all through the northeastern part of the Fifth ward, extending nearly out to Phalen. Back of Arlington Hills there has been a great deal of building, and a large population has filled into this territory. These people have been tempted out in this direction on account of the moderate prices asked for lots, and the prospect now is that those who have purchased will largely increase their investments. During the past year the Fifth ward has very greatly increased in population, and very extensive public improvements have been made there. This is largely owing to the instrumentality of the citizens' union. The gentlemen composing this organization are practical, intelligent gentlemen, who look after the interests of the whole ward in a large way. These gentlemen are governed by a policy that comprehends the whole ward, and wherever an improvement can be made in the ward, that improvement has the united support of the whole union. The result will surprise any one who has not been out there for a few months. A drive on the bluff will reveal to the observer the fact that miles of streets have been opened and graded where but a year ago stood trees and heavy underbrush. Water mains have been laid through many of the streets, and hydrants are as numerous as they are in any other part of town. The street cars have done much for Dayton's bluff and will do much more, and indications point to the idea that it will make a close struggle for the supremacy of population over the Sixth ward.

BETWEEN THE TWO CITIES.

In regard to this part of the city, that is that part south of Como, as far down as St. Clair street, and even to Goodrich avenue, there is a steady demand for real estate. There seems to be a unanimous agreement that this part of the city, clear through to the Hennepin county line, is desirable to purchase. It is admitted that in some other parts of the city, on account of some manufacturing establishment, recently located, or some promise of a railroad, more money might be made, yet such purchases have in them an element of doubt or speculation, that does not exist in regard to that which is generally known as the Midway property. There is an immense quantity of it sufficient to accommodate a city larger, a good deal, than Minneapolis and St. Paul. This region is regarded, and justly, too, as the garden spot of St. Paul. The country is beautiful there and the idea is univeral among the people that the two cities are steadily growing together, and that in a few years the territory intervening will be pretty well filled in with people. While, therefore, a great deal of money is going into real estate in other parts of St. Paul, owing to something specially promising in particular localities, large amounts are put into this "West end" property, because everybody believes, naturally, that the property there constitutes a good investment, and is "gilt edged." Although the real estate market in St. Paul has never been in a more vigorous and promising condition than it is in to-day. There is a good demand for all kinds of realty in all parts of the city and nothing can be offered at its value that is not taken immediately.

Miscellaneous.

D. C. Shepard and Mr. Dodge, of Minneapolis, have each purchased an acre on the east side of the transfer at $4,000 per acre. Recently the McCormacks, of Chicago, paid $5,000 for a piece of property on the other side of the transfer, and J. M. Bohrer and the Spring Valley School Furniture company each purchased an acre there for storage and manufacturing, paying $4,000 per acre.

A contract has been completed for the building of twenty houses at Lincoln Park. Maple street is to be graded, and other improvements there are to be made. Work is to be commenced in the early spring, as the contract calls for the completion of all the houses by July 1.

W. S. Moulton has sold to F. G. Sherwood lots 3 to 22, in block 39, Stinson, Brown & Ramsey's addition, between St. Clair street and the Milwaukee road, for $15,000. The same property was recently sold for $12,800.

Dr. Nelson has purchased 210 feet on Summit avenue, near the corner of Cedar street, for $25,000, and will erect thereon in the spring, a row of tenement buildings, to cost about $80,000.

D. R. Noyes a few days ago sold two lots on Eighth street for $21,000, for which he paid $1,000 each in 1869. These two lots have advanced regularly $1,000 each each year.

There is some talk of a new boulevard 200 feet wide, starting with Rice street via McCarron's lake, Lake Vadnais, Pleasant lake and White Bear.

C. J. McConville has sold to J. A. Humbrich lots 27 to 30, in block 28, Wann's addition, between Leslie and Summit avenues, for $27,000.

The transfer of the residence of Gen. Haupt, on Summit avenue, to Ansel Oppenheim for $35,000, went on record last Tuesday.

There is a good deal of inquiry for property in Reserve town, also in the vicinity of Lexington avenue and the Manitoba road.

The inquiry for real estate on St. Peter street continues. This street is getting to be a very busy thoroughfare.

W. S. Monroe has sold to C. P. Lewis, lots 4 and 5, block 13, Robert & Randall's addition, for $26,000.

H. S. Fairchild & Son sold fifty lots in two days in Midway heights.

YESTERDAY'S TRANSFERS.

The following transfers were recorded in the office of register of deeds yesterday:

S Greve to E Regelsberger, lts 11 and 12, blk 14, Syndicate Addition No. 5	$1,000
J W Jaggar to C N Reise, w 80 ft of lt 17, blk 2, Holcombe's add	825
A D J Johnson to G A Whitchorne, lt 14, blk 24, Summit Park add	2,400
J L Forepaugh to A D S Johnson, lt 14, blk 24, Summit Park add	2,000
C St. John to E Langevin, lts 5 and 6, blk 19, Brookiynd add	5,500
J E Sawyer to F W Youngman, lt 1, blk 1, J M Roger's Second add	3,200
N R Frost et al to G E Brett, lts 12 and 13, blk 17; Summit Park add	4,000
Catholic Industrial school to The Church of Sacred Heart, lt 17, blk 19, Summit Park add	280
W W Thomas to E Kelly, lt 10, blk 69, West St. Paul Real Estate and Improvement Syndicate Addition No. 6	725
Same to J F Kelly, lt 9, b k 59, same add	725
W H Barbuck to J W Jaggar, lt 13, blk 3, Bryant's add	1,150
F M Catlin to H L Williams, lt 14, blk 39, Summit Park add	4,387
C W Youngman to H Abrahamson, lt 9, rear blk 2, Palisade add	800
W L Williams to H T Sattler, lt 14, blk 39, Summit Park add	5,557
C F Arrol to T B Marrett, lt 5, blk 10, subdiv Winslow's add	3,500
C A B Weide to a Wendt, lt 4, blk 16, Arlington Hill's add	600
J F Gutche to A W Perry, lt 3, blk 2, Woodland Park add	3,150
St. Paul Real Estate and Improvement company to J P C Manson, part of lts 4 and 5, blk 7, Dawson's add	3,000
C P Coleman to F W Richardson, lt 5, blk 3, Rogers' add	1,300
G W Libby to J Nilson, lt 12, blk 5, Eastville heights	425
Same to J Quist, lt 14, blk 5, same add	425
St. Paul Real Estate and Building society to G W Libby, lt 14, blk 5, same add	425
Same to same, lt 12, blk 5, same add	425
J Bernheimer to A B Wilgus, lts 58 to 60, blk 86, Dayton & Irvine's add	6,900
J L Merriam to T Tyrer, lt 10, blk 1, plat 2, St. Clair st. and S. L. add	850
H Swift to H B Rasch, lt 35, blk 15, Smith's subd Stinson's div	875
H Hutchinson to the Corning Farming association, lts 16 to 30, blk 2, E C Bowen's add	6,500
V Robertson to W G Robertson, 7¾-acre tract sw ¼ nw ¼ sec 3, town 28, range 23	1,800
E Berrean to W M Bushnell et al, lt 4, sec 8, town 28, range 23	20,000
R Chute et al to N W Leasure, lt 5, Chute Bros. No. 16 add	1,300
C L Peabody to E W Shirk, n 50 ft lts 1 and 2, blk 13, Hoyt's first add	15,000
T B Marrett et al to W Sinkler, lt 15, blk 19, Oakville park add	600
B Kuhl to A M Smith, blk 2, Kuhl's add	9,900
A L Lewis to A M Bartlett, lts 7 and 8, blk 35, Banning & Olivier's add	3,000
Wm Dawson et al to Wm Brooks, lt 4, blk 9, Terry's add	325
J L nden to J E Munson et al, lt 25, blk 1, rear of Anna E Ramsey's add	2,100
S C Tatum to A P Partridge, lt 20, blk 17, Midway Heights add	400
B J Brayton to A M Lawton, lts 1 to 6 and 15 to 21, blk 4, W S P R E & I Syndicate No 1	6,500
J Middleton et al to G Johnson, lt 2, blk 12, Fairview add	625
H A Burnett to C D Strong, ½ lt 7, blk 4, F Amb's add	500
M E Hallowell to L A Johnson, lts 8 and 9, blk 9, Col ege place, e div	2,200
G A Whitehorne to W Thompson, lt 17, blk 25, Summit Park add	1,600
K Schickling to M A Minard, lts 4, 5 and 6, blk 79, Banning & Olivier's add	1,700
Same to same, lts 1, 2 and 3, blk 19, same add	1,775
E Rice, Jr. to O W Brenziger et al, lt 27, blk 1, Brookside	525
E H Charles to C K Johnson, lt 20, Howard's Garden lots	3,700
L W Barnard to same, lts 7, 8 and 10, blk 2, lts 1 and 2, blk 3, Lake View add	2,000
M McDermott to P Berkey, part of lts 8 and 9, blk 1, Leech's add	6,750
F L Cotter to E Olson, lt 11, blk 5, Holcombe's add	1,650
L W Needham to M L Cavanaugh, lt 11, blk 22, Syndicate add, No. 5	475
J L Merriam to C Bazan, lt 1, blk 2, Drake's add	750
C J Warren to H Hall, lts 3 to 8, b.k 1, lts 3 to 12, blk 26, C J Warren's add	450
R G McDowell to C J Warren, lts 3 to 8, blk 1, lts 3 to 12, blk 2, lts 4 and 8 to 11 and 14 to 21, blk 3, lts 1 to 19, lts 24 to 27, blk 4, C J Warren's add	1,000
Same to same, w ½ blk 1, Shady Side add	600
G B Mathews to E Hadley, lts 5 to 7, blk 11, Nininger & Donnelly's add	3,000
E Hadley to E Simonton, same description as above	3,000
S Reisner to L B Buckmaster, lts 26 to 30, blk 6, Hersey & Wolsey's add	2,125
24 transfers no. to be published	$9,277

The Record.

LAST WEEK'S TRANSFERS.

	No. Pieces.	Value
Monday	53	$182,567
Tuesday	64	349,392
Wednesday	53	175,515
Thursday	64	130,560
Friday	36	117,502
Saturday	81	231,236
Total	351	$1,186,772

LAST WEEK'S PERMITS.

	No. Pieces.	Value
Monday	3	$300
Tuesday	6	7,900
Wednesday	6	2,700
Thursday	3	500
Friday	16	25,000
Saturday	7	5,700
Total	41	$42,100

REAL ESTATE FOR SALE.

Chas. Michaud's List.

Corner Seventh and Wabasha.

$12,000 WILL buy seventy-five feet on Fairfield av., near the Robert street bridge.

$2,200 FOR a fine lot on Susan st., near State st.

$3,300 WILL buy a fine home on Hague av.; it is a bargain; the lot alone is worth $2,000.

$3,500 WILL buy a lot and a nine-room house on Carroll st.; house is just finished; only $1,300 cash required; come early; it must be sold this week.

$3,000 WILL buy two good lots corner of Rondo and Arundel sts.

$18,000 WILL buy one of the finest business properties in the city, with improvements that will bring $150 per month.

$16,000 WILL buy a splendid corner on Pleasant av. with two good houses which are bringing $80 per month rent.

$1,100 FOR a nice lot on Fuller st.

I HAVE many good bargains in acres inside of city limits; a good opportunity for a moneyed man. Look this up!

LOTS! LOTS!—At Hamline and on University av. and Ellen st.; also on Charles and Thomas sts. which I will put on the market Monday at low figures. If you are looking for a bargain you will find it to your interest to come and see me. 346

REAL ESTATE FOR SALE.

D. H Michaud's List.

333 Jackson st.

D. H. MICHAUD, real estate, at 333 Jackson st.; remember the number.

HAMLINE! Hamline!—Lots and blocks for sale cheap; near the depot. D. H. Michaud.

TO RENT—Office room, ground floor, First National bank building. Inquire at D. H. Michaud, 333 Jackson st.

$1,500 BUYS 75 feet on Arcade st., near Sims st.; this is a bargain. D. H. Michaud.

$500 EACH BUYS beautiful lots at Hamline, if sold within ten days; come Monday and secure one or more; these are bargains. D. H. Michaud.

$550 EACH for beautiful lots near Bohn's lumber yards; on easy terms; only a few left. D. H. Michaud.

$70 EACH for choice lots at White Bear lake; only $20 cash, and $50 on July 1, 1887, without interest. This is a snap for a small amount of money invested. Don't fail to buy of D. H. Michaud, 333 Jackson st.

$1,100 BUYS one-acre piece on East Seventh. D. H. Michaud.

$6,000 BUYS a fine business corner, 50x100 feet, on Indiana av., West St. Paul; improvements alone cost $3,000; this is one of the best corners on the avenue. D. H. Michaud.

$14,000 BUYS a beautiful south-facing corner, 140x280 feet, on Summit av.; this is the best bargain on the avenue. D. H. Michaud.

$5,000 BUYS a fine south-facing corner, 120x110 feet to alley, on Hague av. D. H. Michaud

SPECIAL attention paid to property listed with me exclusively; please send in your list if you want a quick sale. D. H. Michaud, 333 Jackson st.

$550 BUYS beautiful south-facing lots on Charles st, near Victoria; cheapest property in St. Paul. D. H. Michaud.

$3,700 BUYS eight beautiful lots on Thomas and Edward sts; they must be sold at once. D. H. Michaud.

$2,100 BUYS two fine lots on University av., near Victoria; a bargain. D. H. Michaud.

$1,200 BUYS a choice lot on University av., near Victoria st. D. H. Michaud.

S. E. Middleton's List,

87 East Fourth st.

$2,600 ON easy terms will buy one of the most comfortable and convenient eight-room houses in the city; please call and look at this without delay.

$1,100 FOR a nice cottage on Van Buren st.; this is cheap.

$3,000—A VERY nice house, just off East Seventh st. and near the hill; the property is worth more money.

$5,200 FOR an elegant house on Fuller st.; here is a nice home for somebody with every convenience; the lot is 60 feet front and lies well.

$325 FOR two of the best lots in Eastville Heights; these lots will soon sell for $500 each; terms very easy.

$700 FOR a nice lot fronting on Rice st.; the lot is up to street grade and the terms are easy.

$16,000 FOR a splendid piece of improved property in lower town, just off Broadway; this property is now paying about 8 per cent. on above value and is sure to be worth much more.

$4,500 CASH, and balance long time at 7 per cent. will buy that fine property on Summit av., near Wabasha; can be had now for $18,000.

$550—NICE lot on Dayton av.; here's your chance.

$925 EACH for four lots on Concord st., West side; if you want something good and cheap look this up.

$1,000 WILL buy a lot 40 feet front on West Seventh st. near car barn; if you want to strike something good and cheap look at this.

10 ACRES on Hudson road, just outside city limits; can sell this at a bargain and for one-half cash.

$950—CORNER LOT on Mackubin st.; nice business corner.

$650 EACH for some fine lots on Carroll st.; look at them.

$500 EACH for some good lots in Red Wing addition; cheapest offered.

SEVERAL small houses and flats for rent at very low figures to good tenants.

PLEASE give me a call; information concerning real estate cheerfully furnished. 87 East Fourth st. 346

Stewart & Schusler's List.

319 Jackson st.

MONDAY we shall offer ninety lots in Evans' addition; this property lies beautifully, and commands one of the finest views of the city of any property that surrounds this city, and is covered with beautiful shade trees; streets are graded and sidewalks laid; we shall commence selling lots from $500 to $800 each, and anyone wishing to make handsome profits should not fail to buy at once; this property has never been offered for sale before; is built up all around with a good class of business and residence houses.

SEE THIS!—102 feet on Grand av., corner this side of Victoria, for $5,000, cheap at $6,000, and positively not for sale after Monday; come early if you want it.

$2,800 FOR 105 foot front, with buildings worth $1,000, on West Seventh st.; you can't beat this.

$8 PER ACRE for 180 acres only two miles from White Bear lake; adjoining land sold for $15.

120 ACRES, 90 acres improved, for $5,000, only six miles from city, and will exchange for city property.

640 ACRES of hard wood timber at $5 per acre, only seventy-five miles from city, one-half mile from railroad; great bargain.

10 LOTS just off of University, for $6,500; all this property is booming and big money can be made. 346

J. F. Eisenmenger's List.

472 Rice st.

50 FIVE-ACRE lots in J. F. Eisenmenger's Lake Villas for $100 to $150 per acre; only one hour's drive to the place on Rice st.; it is the most beautiful spot around St. Paul; sixteen of these lots are sold to St. Paul merchants, who are going to build in the spring; the avenues are 120 feet wide, with twenty-foot boulevards on each side, which I will have opened and graded in the spring at my own expense, and shall sell them on liberal terms; here is a chance for you; don't forget it.

60 DOUBLE LOTS fronting on two 100-foot avenues, two miles from St. Paul, near Rice st.; a beautiful center between six lakes and only $250 to $350 per double lot, and on terms to suit you; eleven of them were sold last week to different parties.

200 ACRE-LOTS at McCarron lake, on easy terms.

40 LOTS on monthly payments.

HOUSE AND LOT near Phalen lake for $500 cash, or on easy terms; this is cheap.

ONE LARGE LOT at the corner of Eagle and Franklin sts.; it must be sold in a short time; come and put in your offer.

I HAVE some complete and nice farms for sale all around St. Paul at great bargains. J. F. Eisenmenger, 472 Rice st. 325*

Gray & Moriarty's List.

Union Block.

$2,600 FOR LOT 18, Fort st. out lot, containing one and one-half acres of ground and a good house; this is a bargain; will put into nine large lots.

$2,500 FOR a nice house and corner lot on Robie st., convenient to the motor line and one block from street cars. This is a rare chance for any one wanting a nice, cozy home in a central location.

STATE ST.! State st.—A fifty foot corner at a sacrifice.

$2,800 BUYS a lot on Concord st. near State; this offer cannot be duplicated.

DUCAS ST! Dakota av! Concord st!—We have a larger list of property on these streets than any other agents; call and see us.

DO YOU WANT a bargain? We have two lots on Midway av. (one a corner) which we can sell you for 2,000; easy terms; will pay 100 per cent. on investment before next spring. Gray & Moriarty, Union block, corner Fourth and Cedar sts.

Gregory & Brookins' List.

313½ Jackson st., Room 6.

$6,500 FOR five acres on Arcade st.

$3,250—EIGHT lots two blocks from East Seventh st. shops.

$2,250—196 FEET in Macalester Park.

$750 TO $850—Lot on St. Clair st., Sargent & Red Wing addition.

$500 LOTS in McLean's reservation.

$350 TO $650—Lots in Eastville Heights.

$250 PER ACRE for 10, 20, 30, 40 or 50 acres near Lake Phalen.

EIGHT furnished rooms on Seventh st.; fixtures for sale; rent $25 per month, with lease.

HOUSES AND LOTS at all Prices. 346

Cremer & Co.'s List.

309½ Jackson st.

ONE block of fifteen and one block of thirty lots on Dayton's bluff at a bargain; look this up Monday.

VERY fine house for parties desiring one on St. Anthony hill; come quick if you mean business; this is a snap.

VERY desirable lots in Motor Line addition; easy terms.

SOME choice lots left in McLeod's park.

J. F. Eisenmenger's List.

472 Rice st.

$125 PER ACRE for five acre lots at Casel station.

$100 TO $150 PER ACRE for five acre lots on Rice st.

$300 TO $400 PER ACRE in West St. Paul.

LOTS AND FARMS in and around St. Paul at great bargains. 472 Rice st. 341*

REAL ESTATE FOR SALE.

Egbert G. Handy's List.

Ryan Hotel Block.

$4,000 FOR an elegant lot corner of Rice and Aurora.

$700 FOR a corner at Rice street station; also several other lots on Rice st., in Hager's subdivision.

$4,500 FOR blocks of thirty lots in Harrison & Handy's addition.

$1,200 EACH for beautiful lake front lots at Como, in Strand addition. These have been previously held at $1,500 each.

$16,500 FOR a handsome block in Summit View.

$5,200 FOR a handsome corner, 3½ lots (140 feet), corner of Laurel and Chatsworth; streets graded.

$3,200 FOR a 60 foot corner on Lincoln and Victoria.

$850 EACH for beautiful south-facing lots on Grand ave., in Wann's addition.

$525 EACH for thirteen lots on Minnehaha st., in Syndicate No. 4; streets graded and assessments paid.

80 FEET on St. Clair st., 297 feet deep, for only $4,250; this will make four nice lots, and are worth $1,500 each.

$3,150 FOR a 50-foot lot on Marshall, between Kent and Dale; lots in Boulevard addition, on Dayton ave.

$135 PER FOOT for two lots corner of Summit ave. and Victoria; lies nicely.

ALSO many other bargains too numerous to mention. Call and look them over. Egbert G. Handy, successor to Harrison & Handy, Ryan Hotel building.

Weatherby & Hay.

325 Jackson St.

$900—TERMS, one-third cash; lots on Selby and Hague avs.

$3,500 FOR two south-facing lots on Portland, near Grotto, Holcombe's addition.

$4,100 FOR eight lots, Boulevard addition, near Macalester Station.

$900—Ramsey's addition.

$4,500—CHOICE LOT, 50x145, Holly av., between Kent and Dale; almost the only lot left in Woodland Park at less than $100 per front foot.

WANTED to buy, purchase money mortgages.

$700—LOT 12, block 3, Boulevard No. 3.

$3,200—60x150, corner Lincoln and Victoria.

$450 FRONT FOOT—50x100, Wabasha, near Exchange.

$2,500 FOR three lots on Grand av., Wann's addition.

$3,600—50x150, Grand av., near Oakland.

$900—ONE-THIRD CASH—Ramsey's addition.

PARTIES having purchase money mortgages to sell at a fair discount will find an opportunity by offering to us this week. Weatherly & Hay, 325 Jackson st., front office, upstairs.

H. A. Stone's List.

194½ East Seventh st.

$1,200—LOT on St. Anthony av., near Mackubin, two feet above grade; cheap.

$1,400—LARGE lot on Ellen st.; south facing, above grade; two blocks from Rice st.

TO EXCHANGE—Ninety acres adjoining the city of Faribault, all under a high state of cultivation; good house and out-buildings, for city property.

$1,500—TWO LOTS on Leslie av.

$850—GOOD house and lot on Bradley st.

$750 EACH—Two lots on Lincoln av.; above grade.

DAYTON AV. lots at the old prices; look out for a boom there in the spring.

10 LOTS near Fort Snelling to exchange for stock of goods or a general store.

LIST what you have for sale or exchange with us, we will guarantee you satisfaction. H. A. Stone, 194½ East Seventh st., St. Paul. 346

Allen & Co.'s List.

134 East Fourth st.

$10,000—EASY TERMS, takes house and lot corner Grove and Stillwater sts.

$28,000 BUYS forty acres, lying fine; $13,000 cash, balance on easy terms at 7 per cent.; this insures large profit to purchaser; don't fail to look this up.

$7,500 BUYS seven lots on University av., east of Chatsworth st.

$9,000 TAKES five lots on Grand, near Victoria st.

$11,500 BUYS house and lot on Eighth st., near Portland block; will pay purchaser 10 per cent. on investment.

$5,700 BUYS eight lots on Minnehaha st., near Seventh st.; one-third cash; worth $8,000.

IF YOU wish to sell leave your property with us; we will take pains to show and sell it; if you wish to buy and be well protected call on Allen & Co., 134 East Fourth st.

E. S. ALLEN, of Allen & Co., has been a resident of St. Paul and Minneapolis for twenty-nine years; is well posted on real estate.

5 LOTS in block 2, Anna Ramsey's addition, at a bargain.

$5,850 BUYS three lots on Grand, next to Victoria, a bargain.

LOTS in St. Clair st., Brant's, Randolph st., Watson's, Summit Park, Milton's, Rogers', in fact all additions, from $500 up; acres in Reserve, West St. Paul, East and West Seventh st., that you can make 40 per cent. on before spring.

WE cannot stop to tell what we have done, but call and see; we will show you what we can do; list your property with us and we will make it pay you. Allen & Co., 134 East Fourth st. 346

Edwin Stevens' List.

87 East Fourth st.

I HAVE a bargain in eight lots on Dayton av.; now is the time to buy before paving, and take out a large profit between now and spring.

A BEAUTIFUL corner lot on Ashland av., cheap, 50x150 and south front.

$450 EACH for fifteen lots at Hamline Syndicate No. 5; terms easy.

$3,200 FOR four lots on Union st., near Como av. station; these are cheap.

CAN sell Monday or Tuesday 50x150 feet in Balmoral addition, West St. Paul, east front, for 300 less than any lot can be bought for in the addition; this is to make a quick sale; all property in this locality is sure to double in value in the next year on account of the new upper bridge; I also have a number of other good bargains in West St. Paul; four good lots on Concord st. very cheap.

LET me show you how cheap I can sell you a grocery store and a large nice lot on Mendota st., Dayton's bluff.

$600 TO $625—Large list of property near East Seventh st., Bohn Manufacturing company, Duluth shops, etc., that will pay 200 per cent. on money invested within a year's time; $218 will handle a lot.

$1,000—LOT on West Seventh st., near end of street car line; this price cannot be duplicated, and if you want a bargain you will find it here.

$5,200—A VERY nice residence on Fuller st.; has every convenience and is worth much more. List your property with me at 87 East Fourth st. Edwin Stevens. 346

W. P Hilliard's List.

323 Jackson st.

$1,000 BUYS a lot on East Third st., west of Forrest.

A FINE LOT on Bates st., between Euclid and Hudson avs., at a bargain.

A FINE LOT on North st., near East Seventh st., for $1,800.

I HAVE only two lots left in addition near Bohn Manufacturing company, near Forrest st.; These lots lie well in a grove of pine trees; I offer them for a few days only at $625 each.

THREE LOTS on Charles st., corner of Arundel, for $2,450.

A FINE LOT on Dayton av., near Victoria, for $2,300.

80 FEET on Grand av., between Grotto and Avon, south facing, for $4,400.

DAYTON AV.—A fifty-foot lot by 167 feet deep, with house, between Kent and Dale, south facing, for $6,200.

THREE LOTS on Owasco st., in Haldeman's addition, for $4,000.

THREE DESIRABLE lots in Holcombe's addition, for $2,000 each.

DAYTON'S BLUFF—Lots on Conway and East Fourth st., for $850 each.

WEST ST. PAUL—Two lots near Prospect plateau, on corner, for $2,000.

$19,500 BUYS fifty-nine lots in Mainzer's addition, West St. Paul, on easy terms; I consider this one of the best investments I have on my list, and if this property is bought now, the lots can easily be retailed out so as to make the purchaser $10,000 within six months. W. P. Hilliard, 323 Jackson st. 346

R. J. Lewis & Co.'s List.

357 Jackson st.

FORTY lots on University av. at bottom prices; look this up.

$13,000 FOR blocks near station at Hamline.

$3,200 FOR 100x150 feet, corner Laurel and Milton.

LARGE list of Como property and vicinity; lots $325 and upward.

THREE lots on Rice st., cheap.

SIXTY FEET on Laurel av. in Boulevard addition, near station, covered with fine trees; the finest lying lot in the addition; cheap if sold Monday.

IF YOU want to invest for speculation or a home, be sure to look over our large list of property first. R. J. Lewis & Co., 357 Jackson st. 346-47

C. L. Coleman's Property.

COMO—$350 to $500 for full-sized handsome lots in my subdivisions at Como, near the Lake, the park and the railroad station, where train each way are now stopping every hour. C. L. Coleman, 303 Jackson st., Room 10. 346

REAL ESTATE FOR SALE.

W. S. Monroe's List.

Hotel Ryan.

MANY of the following bargains have never been on the market before:

$300 FRONT FOOT—60x150—on Seventh st., west of Wabasha st.; well improved and rented, a bargain; easy terms.

$600 BUYS beautiful south-facing lots in W. S. Monroe's subdivision of College place, East division, in the heart of Hamline; only one block from depot; on eighty-foot avenue and graded.

$300 FRONT FOOT—On Seventh st.—80x130; improved and well rented; easy terms and low interest.

$575—SOUTH-FACING LOT—Only seven lots from Dale st.; adjoining lots selling for $750.

$10,500—I OFFER for a short time only, eighteen lots, 200 feet west of Dale st., facing on two good streets, which are graded, etc.; lots are retailing now for $700 and $750 adjoining this property; size of lots, 40x124 to sixteen-foot alley; these lots will sell between now and May next for $1,000 each.

$1,750—50x125—Running through to State st., fifty feet on Oakland av. and fifty feet on State st., with nice new five-room house; fine view of the city; all for $1,750 on easy terms; a snap.

$725 BUYS beautiful 40x125 to alley south-facing lot, above grade, on Hudson av., Dayton's bluff; this is cheap.

$32,000 BUYS one of the finest pieces of inside business property in St. Paul; 50x140 to alley, with old buildings on it that rent for $5 per month; will sell on easy terms; come and look at it; cheapest in the market.

PLEASE REMEMBER that I handle more Midway property, lots at Hamline, between the two cities, St. Paul and Minneapolis, than any one agent in either city.

I HAVE quite a demand for money at 7 per cent. on first-class improved St. Paul business property.

I CAN PLACE $15,000 at once at 6 per cent.; first-class security.

$600—I INVESTED this amount for a lady last fall in one lot, and sold it for $1,200 a few days ago; this is only one that I mention out of over thirty.

$30,000 BUYS 200x280-foot corner on Summit av.; one-third cash.

PLEASE send for a list of non-residents that have bought St. Paul realty through me that have never seen their property; write them and learn for yourselves what profit I have made them.

LOTS, blocks and acres in all parts of the city for sale by W. S. Monroe, Hotel Ryan. 346

Stone & Morton's List.

90 LOTS in Evans' addition; beautiful property; one-fourth of a mile on Payne av., at prices ranging from $500 to $800 per lot, on favorable terms.

99 LOTS on Brainerd av. and Burr st. for $26,500, one-fourth cash.

42 LOTS, Ivy and Payne av., $8,000; $3,500 cash.

WILDWOOD PARK LOTS—$70; $20 cash, balance July 1, 1887.

ABOVE properties are absolutely safe investments, and will bear a large margin of profit.

MARSHALL AV.—Fine lots between Victoria and Lexington, from $1,250 to $1,300 each.

DAYTON AV.—Two lots $1,500 each, this side of Lexington.

SELBY AV.—Eight lots from $1,200 to $2,000 each, between Grotto and Lexington.

HAGUE AV.—Three lots corner Lexington, 140 feet, $3,900.

LAUREL AV.—Two lots, $1,200 each, near Lexington.

GRAND AV., this side of Victoria—Two lots, $4,000; fine; also seven lots, same st., from $2,500 up.

GRAND AV.—A snap—$5,000.

GOODHUE AV.—Six lots, $1,000 each, near Lexington.

BLUFF PROPERTY—Six lots near Lexington and St. Clair, $2,000 each; fine bluff view.

CHEAP lots in Morton's Dorr & Stone's, Evans', Stone & Morton's First and Second additions, Oakville Park, Eastville Heights, Arlington Hills, Beaupre & Kelly's, Forestdale and Douglass' additions; all listed exclusively with Stone & Morton, 315 Jackson st.

Wall & Armstrong's List.

Real estate and auctioneers, 173 East Third st., under Merchants hotel.

$2,500—TWO ACRES at Lake Como on Dale st., close to Northern Pacific depot, will plat into 14 lots worth $400 each.

$3,500—FIVE LOTS in Suburban Hills; command a fine view; lie well.

$150—FIFTEEN ACRES close to Little Canada; there is money in this.

$825 PER ACRE, seven acres, close to the harvester works, in East St. Paul.

$3,400—TWO ELEGANT LOTS, south-facing, on Owasco st., east of Dale st.

$1,250—A SOUTH facing lot on Goodrich av., near Victoria.

$800—A FINE lying lot on Lincoln av.

$6,525—ONE-HALF a block (15 lots) in Syndicate Addition No. 5; lie well; only one-quarter cash.

$525 BUYS a lot on Magnolia st., close to Rice st.; easy terms.

$500 EACH—Lots close to the Bohn manufacturing company, in East St. Paul.

$500 EACH—Four lots on Victoria st., in Mitchell & Robertson's addition, on a corner.

$70 EACH—Lots on the shores of White Bear lake; only $20 cash.

$1,500 BUYS a cheap lot on Grand av., close to Victoria; lies above grade.

$6,000—FOUR LOTS on Lincoln av., near Victoria st.

$8,500—A HOUSE and 100 feet frontage on Holly av., East of Kent st. Wall & Armstrong, 173 East Third st., under Merchants hotel. 346

Middleton, Dougan & Hanson's List.

376 Jackson st.

EAST SEVENTH ST.—We have some fine pieces of property on East Seventh st. on which you can make money.

ROBERT ST.—Fine business property between Seventh st. and the river.

MINNESOTA ST.—Business lot near Seventh st.

EAST FIFTH ST.—Some good investments on this street.

ROSABEL ST.—Fine piece of business property.

BLOCKS on Dayton's Bluff—We have several blocks that we can sell at prices that insure a good profit; the public attention is turned in that direction, and now is the time to buy.

$4,700 FOR LOT on Dayton av., in Woodland Park, including improvements.

$10,000 FOR FINE piece of property on Dayton's Bluff.

$16,000 FOR NEARLY four acres of railroad frontage, at junction of East Seventh and Earl sts., and right by the depot on the Chicago, St. Paul, Minneapolis & Omaha and St. Paul & Duluth railroads; the most valuable piece of property in that part of the city.

$4,000 FOR sixty-foot lot on Nelson ave.; nice neighborhood and convenient to business.

FORTY-FIVE LOTS on St. Anthony hill, east of Lex