

WHAT THE FUTURE OFFERS YOU

Eleven years ago I entered the Real Estate Business in Owosso. Since that time I have seen Owosso grow and grow and with it I have seen the constant better development of Shiawassee County. Today no city in Michigan has a more promising future than Owosso. Her industries have only begun to expand. They will more than be doubled in ten years to come. Her growth will be but a repetition of that of Grand Rapids, Saginaw, Jackson, Lansing, Flint and many other busy Michigan cities. And Shiawassee County—was there ever a more promising farming section—better located—with richer or better developed farms and villages? The development of the sugar industry, the rapidly approaching development of the dairy farms and a hundred other such features all combine to make the future of Shiawassee County the brightest spot in the bright field of Hope's Achievements. In these eleven years I have sold more city and farm property than any other real estate dealer of this county. Facts back this statement, and today I can offer any prospective home builder—home owner, or farm owner better advantages in procuring just what he wants than any other agency in this section of Michigan. Don't take my mere statement for it. Come in and see what I have. If things are not as represented don't do business. Investigation is free.

Begin Now--Plan to Own Your Own Home

County Farms

Who can you name who is truly more independent than a prosperous Shiawassee county farmer? He has a home; is sure of a living in good or bad times; is located close to the best produce market in Michigan; is afforded the convenience of the rural free delivery; and is in fact so fixed that are and worry need never enter his heart. Have you not aspired to be such a man? Never mind if you have kind of been in a rut—get out of it and plan for yourself. Read over this list and see if something here don't strike your eye. If you don't find what you want tell us and we will find it for you.

- No. 570**—120 Acres nearly new 8 room house, barns large but old, with basements and roofs in good condition. House well painted but barns never painted. Fair fences. A ditch crossing the center of the farm takes up 15 acres of ground which is used only for pasture but the balance of the farm is in good fair condition, being located on main traveled road and 4 miles from Ovid, one of the best grain markets in Clinton county. I consider it a good bargain at the price **\$55.00 per acre**. \$2000 or more down balance long time.
- No. 550**—120a large house, good well with windmill and supply tanks, water piped into house, barns and yards. Good cistern and cellar at the house, 1 basement barn 40x50, one barn 70x130 basement, with sheds for feeding 2000 sheep. One of the best fenced farms in the country. **Price \$12,000.**
- No. 546**—200 acres, 8 miles from Owosso, 4 miles from Ovid, buildings valued at \$6,000, well fenced title drain and all in excellent condition, a good piece of timber. **Price \$12,000.** 160 acres under plow.
- No. 578**—To sell or exchange for 40 acres, near Owosso or Ovid. **Price \$2300.**
- No. 576**—5 1/2 acres. New Haven township. A good fair house, grain barn 32x44, two story granary, 16x24 two acres of good timber, good orchard, well fenced. **Price \$24 00.**
- No. 571**—80 acres, 4 miles from Owosso, enclosed with good fence, all improved and in high state of cultivation, located on a main traveled road in one of the best neighborhoods surrounding Owosso. Soil a black sandy loam. No buildings. **Price \$3500**
- No. 572**—Eighty acres with good seven room house, barn 30x48, corn shed, 16x40, two good wells and windmills, ten acres of timber. 5 miles from good market. **Price \$50.00 per acre.**
- No. 573**—Fifteen acres with store building, living rooms above, good small barn, 4 acres fair timber, situated at four corners and an excellent location for general country store. **Price \$1,000.** Small payment, balance long time.
- No. 575**—Forty acres, New Haven township, 30x40 foot barn, farm well fenced, no waste land and all in good condition. **Price \$2000.**
- No. 574**—Twenty acres in New Haven township. Small house and barn, fair fences, small orchard, no waste land. **Price \$900.**

SPECIAL

No. 550—125 acres, 3 miles to Morrice, 6 to Bancroft, 5 to Perry, 9 to Owosso. Black sandy loam, estate that must be settled up. Good buildings, and practically new, also 1000 rds new wire fence, under drain; house 26x32, cellar, well 128 ft deep, barn 32x40, 16 ft posts, stable room for 6 horses and 9 cows, sheep barn 22x80, 15 ft posts, with basement 20x36. This farm has been recently placed in our hands for closing up the estate at **\$55.00 per acre**. It's a snap.

"Opportunity Knocks Once at Every Man's Door"

Opportunity confronts you in this list of special farm properties. Nothing ought to stand in your way if you are at all interested. Obstacles are only little tests. Make good with yourself. Try and get hold of one of these remarkable bargains.

- No. 548**—80 Acres, special farm **\$7000, \$4,500 down, balance long time.** This farm is another of the special bargains which seldom gets on the market for sale and will not remain long. It is positively in perfect condition as to soil and drainage and buildings. The entire farm being underdrained with large tile and not one low spot on the farm. Black sandy loam. House in excellent condition, about 26x36, two stories, well painted, good cellar, large grain barn, sheep and stock barn 70x80, with stock scales on barn floor, windmill, supply tank, and water piped into yards, lane running through center of farm from buildings to all fields, extra good orchard, 3 miles to Bancroft. A good market, 3 milk routes and cream routes at door. Rural mail, phone etc. **Price \$7000.**
- No. 551**—170 acres 3, 4 and 7 miles from good markets on main traveled road and to make a long story short, this is one of the farms with **all new buildings and all new fences, modern and up to date in every respect.** No waste land whatever. Tile drained, 15 acres excellent timber. Balance under plow. No low places, no hilly ground and there never was any waste land. I absolutely guarantee this farm to be one of the best in every respect to be found in Michigan. I further guarantee there will be no undesirable features about this farm. Barns all with basements, one 36 x 50, one 30 x 56. House with 10 rooms and bath. Water piped into house and all barns and yards. A beautiful drive on gravel roads to either market and beautiful farms along the roads. Excellent orchards and all that makes farm life pleasant. **Price \$12,500.** Easy terms. School 1/2 mile distant.
- No. 551**—60 Acres, not considered one of my best farms, but having the soil which is in a good state of cultivation and no waste land. I have placed this farm on my sale list to meet the demands for cheap farms. This farm has 6 acres of timber. A good 10 room house with good well, cistern and cellar, grain barn 30x56 large sheds, granary and corn cribs, buildings well painted but the farm needs fencing, 2 1/2 miles from Bancroft. **Price \$3700.**
- No. 552**—180 Acres 5 miles from Laingsburg, 100 acres under plow, 40 acres timber, 40 acres excellent pasture land, modern 10 room brick house, furnace etc. Basement barn 86x54 tool house 20x30 hog and chicken houses, windmill and all in excellent condition. **Price \$7500.**
- No. 691**—115 acres Middlebury township, good 6 room house, new barn 56x50, horse barn 20x30, other outbuilding in good condition. 8 acres timber, 10 acres wheat on ground, soil clay loam, 1 mile to market. **Price \$4500** terms \$2000 down. Balance to suit purchaser.
- No. 925**—80 Acres 3-4 miles from good market in high state of cultivation and one of my special bargains. Beautiful 11 room house, grain barn 30x70, granary 14x20 hen house 12x16. Good well with windmill and tanks well fenced, drainage fine, **Price \$5200.**
- No. 690**—5 acres just outside city limits. Neat little cottage and barn, 1 1/2 acre vineyard, 100 peach trees, strawberries, in fact everything that makes up a complete truck and poultry farm **\$1400** cash.
- No. 681**—Good 8 room house with barn on Mulberry street with cellar, well and cistern. Fruit and shade trees, good lawn and walks. Can be bought for **\$1500** on monthly payment contract.
- No. 684**—Fine 8 room house on N. Elmwood street, with good well, fruit and shade trees, lawn and walks, only **\$950.** Can be bought on contract \$200 down and balance on long time.

If you are down hearted. Smile. If you are in a rut—get out of it. Go in and go in to win. Others have done it before you. Be an optimist not a pessimist.

Boost. Don't Knock. Be a Live One.

City Homes

The advantages of owning your own home are too numerous to mention. You are sure your family will be sheltered if you die. You are sure of a home in your old age, and, as an investment, there is not a single piece of property in Owosso that will not increase from 50 to 200 per cent in value within the next ten years. Below is listed a number of Owosso houses that can be bought at very reasonable terms. They may not include all you want in a house but with the judicial expenditure of a few dollars anyone of them can be made to comply with all you could want in a modest comfortable home.

- No. 680**—Excellent 8 room house with gas, on Saginaw street. Good cellar, well and cistern. Apple trees on the property. Plenty of shade, good walks lots of lawn. A first class home at only **\$1400.**
- No. 685**—Seven room house and barn on Ament street, with good cellar, well and cistern. All kinds of fruit and shade trees, firstclass walks and lawn. **Price \$1150.** Cash or time contract.
- No. 686**—19 room strictly modern home one of Owosso's most desirable homes, corner lot, paved street, a beautiful home **\$700.**
- No. 689**—9 room house, bath, large barn, 5 stalls in barn. Beautiful shade, full lot, 2 blocks from Reliance Truck Works. **Price \$2100.**
- No. 688**—10 room modern house 3 lots on corner, beautiful shade, barn, and one of the quiet homes which gives comfort to the occupants, **Price \$6000.**
- No. 577**—7 acres, a beautiful home, with all kinds of fruit, well fenced. A good seven room house, good barn with chicken coop and parks, all in excellent condition.
- No. 676**—Good five room house, well located in city, good cistern, house in good shape. Can be bought for **\$650.** \$300 down and balance on contract or owner would gladly exchange for 40 acre farm.
- No. 677**—Good 7 room house corner Frederick and Nafus streets. House well painted, includes 3 bedrooms. Small good bearing fruit trees and good 18x20 barn painted. **Price \$950.** Owner wants to exchange for farm of 40 to 80 acres.
- No. 679**—Good house at 817 Wilkinson street, eight rooms, three closets and pantry with good cellar. Fine well, fine maple shade trees and good fruit and nice lawn. A fine home at only **\$1050.**
- No. 679**—Good seven room house with two closets and hall. First class cellar, well and cistern. Lots of shade and lawn. There is also a good small barn with this property. **Price only \$1100.**
- No. 682**—Good 8 room house on Linn street, with barn, chicken coop and woodshed, good cellar and well. Fruit and shade trees, lawn and good walks **\$950** cash.
- No. 683**—Seven room house on N. Water street with fruit and shade trees, good lawn and walks. A bargain at **\$975.**
- No. 687**—9 room house new, near pavement, strictly modern. **\$5500.**

SPECIAL

- No. 675**—7 Room house in central part of city, good attic and cellar, water and gas connections. Good cistern. Fruit and shade trees, spacious yard. House in good condition, recently shingled. Owner anxious to sell at once. A bargain **\$1500**
- No. 678**—Fine eight room house on N. Cedar street good cellar and cistern, city water. Apple and cherry trees, plenty of shade. Property right in every respect. Very reasonable at **\$1800.** Owner will take \$450 down; balance contract.

We will always be pleased to answer your letters or telephone calls, or to meet you at our offices and talk over any proposition that interests you. We are at your disposal

Union Phone 14-2r
Bell Phone 299

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Office Hours—8 a. m. to 4 p. m. Saturday Evening 6:30 to 8:30 p. m., 203 N. Washington Street