REAL ESTATE.

THE ISRAEL G. LASH ESTATE.

LARGE AND

Important Sale

OF

REAL ESTATE

IN UPPER AND LOWER TOWN,

TOGETHER WITH

SUBURBAN PROPERTY,

BY AUCTION,

I will sell at auction,

ON WEDNESDAY, JUNE 27,

At 10 a. m., on the steps of the

OLD COURT HOUSE, ST. PAUL,

A Large Lot of

PROPERTY IN UPPER AND LOWER TOWN

CONSISTING OF

LOTS

In Rice & Irvine's Addition, Robert & Randall's Addition, Bazille & Guerin's Addition, Hoyt's Addition, Fuller's Addition, Dewey, Bass & Rohrers' Addition,

LOTS FRONTING RICE PARK,

LOTS ON WEST THIRD STREET

123 ACRES

Of Beautiful Suburban Property having a frontage on LAKE PHALEN of over a Quarter of a Mile, and tracts of

LAND

In 10 different counties of the state. This sale will present many very valuable pieces of property, all of which will be sold to close the estate of the late Israel G. Lash, Esq., and made imperative by a decree of the Probate Court.

East 50 feet lot 5, block 18, and the north 1 foot of the east 50 feet of lot 6, block 18, of Robert & Randall's addition to St. Paul, fronting on Eighth street, between Robert and Jackson streets.

The east 30 feet of the north 100 feet lot 2, block 18, on West Fourth street.

The east 50 feet of the south 100 feet of lot 2, block 18, Rice & Irvine's addition to St. Paul, on West Third street, between Washington and Market streets.

West 10 feet of north 100 feet lot 2, block 5; east 5 feet of north 100 feet of lot 3, 15 feet west of east 5 feet of north 100 feet of lot 3, and east half of lot 4, Bazille & Guerin's addition to St. Paul, fronting on West Tenth street, between St. Peter and Wabashaw.

North 66 feet of lot 1, block 14, Hoyt's addition to St. Paul, fronting on Wakouta street.

Lot 32 of block 16 of Dewey, Bass & Rohrer's addition, fronting on Mount Airy street near Linden.

Lots 1, 3, 4, 13, 14 and 15 of block 5, fronting on Josette, Martin & Byron streets.

Lots 1, 3, 5 and 7, of block 4, fronting on Josette street.

All of block 3, fronting on old Como road near Rice street.

Lots 5, 7, 9 and 11, block 6, fronting on Martin and Ravoux streets.

Lots 1, 3, 5 and 11 of block 2, fronting on Byron and Ravoux streets, all in A. G. Fuller's addition to St. Paul.

W ½ of nw ¼ and lot 4 of sec. 21, town 29, range 22, containing 128 acres, having over ¼ mile frontage on Lake Phalen.

Ten lots in block 33, Sherburne & Beebe's addition to Minneapolis.

Twenty-three lots in Jewett's Out Lots to Minneapolis, containing about 40 acres.

29. Part of ne ¼ of se ¼ section 30, town 115, range 19, 28 acres.

30. W ½ of se ¼, section 30, town 115, range 19, 80 acres, in Dakota county.

31. Lot 4, section 21, town 31, range 20, town of Marine, 39.98 acres.

32. W ½ of sw ¼, section 21, town 31, range 20, town of Marine, 80 acres.

33. SE ¼, section 27, town 30, range 21, town of Grant, 160 acres.

34. E ½ of sw ¼, section 27, town 30, range 21, town of Grant, 80 acres, in Washington county.

35. SW ¼, section 8, town 39, range 20, 160 acres.

36. W ½ of sw ¼, section 9, town 39, range 20, 80 acres.

37. E ½ of sw ¼, section 9, town 39, range 20, 80 acres.

38. NW ¼ of se ¼, section 9, town 39, range 20, 40 acres.

39. SW ¼ of se ¼, section 9, town 39, range 20, 40 acres.

40. N ½ of ne ¼, section 20, town 39, range 20, 80 acres.

41. NW ¼, section 21, town 39, range 20, 160 acres.

42. W ½ of se ¼, section 33, town 39, range 20, 80 acres, in Pine county.

43. E ½ of sw ¼, and sw ¼ of sw ¼, section 1, town 33, range 26, 120 acres.

44. NW ¼ of se ¼, section 1, town 33, range 26, 40 acres.

45. NW ¼ of sw ¼, section 12, town 33, range 26, 40 acres, in Sherburne county.

46. S ½ of ne ¼ and e ½ of se ¼, section 5, town 38, range 27, 160 acres.

47. SE ¼ of nw ¼, section 31, town 38, range 26, 40 acres, in Mille Lacs county.

48. W ½ of nw ¼, section 29, town 113, range 35, 80 acres.

49. Part of e ½ of ne ¼, section 30, town 113, range 35.

50. NW ¼ of ne ¼, section 30, town 113, range 35, 40 acres.

51. Lot 6 in ne ¼, section 19, town 113, range 35.

52. Lot 5, ne ¼, section 20, town 113, range 35.

53. Lot 4, section 19, town 113, range 35.

54. SW ¼ of se ¼, section 19, town 113, range 35, 40 acres in Redwood county.

55. Lots 4 and 5, block 1.
56. Lot 1, block 2.
57. Lots 4 and 5, block 3.
58. Lots 7 and 8, block 4.
59. Lots 9, 10, 11, 14, 15 and 16, block 5.
60. Lot 9, block 6.
61. Lots 12 and 13, block 7.
62. Lots 7, 8 and 9, block 8.
63. Lots 7 and 8, block 12.
64. Lot 7, block 15.
65. Lots 1, 2, 5 6, 8 and 9, block 16.
66. Lots 3, 4, 5, 6, 7, 8 and 9, block 17.
67. Lots 5, 9, 10 and 11, block 22.
68. Lots 1 and 2, block 23
69. Lots 1, 2, 3, 4, 5, 6 and 7, block 1.
70. Lots 1 and 13, block 3.
71. Lots 1, 2, 3, 4, 5, 6 and 7, block 4.
72. Lots 1, 2, 3, 4, 5, 6, 7 and 8, block 5.
73. Lots 12, 13, 14, 15, 16 and 17, block 5.
74. All of block 7.
75. Lots 1, 2, 3, 4, 5, 6, 7 and 8, block 8.
76. All of block 9.
77. Lots 1, 2, 3, 4, 5, 6, 7 and 8, block 11.
78. Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, block 15.
79. Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 and 16, block 16.
80. Lots 1, 2, 3, 4, 5 and 6, block 19.
81. Lots 3, 4, 5, 6 and 7 block 20.
82. Lots 1, 2, 3 and 4, block 21.
83. All of blocks 22, 23, 24 and 25.
84. Lots 1, 2, 5 and 6, block 26.
85. All of blocks 29, 30 and 32, in Reed's Landing, Wabashaw county.
86. E ½ of se ¼, section 24, town 115, range 28, 80 acres, in McLeod county.
87. E ½ of sw ¼, section 15, town 112, range 27, 80 acres, in Sibley county.

Catalogues of plats and descriptions of this property will be ready June 11, and will be furnished on application after that date. The property will be sold according to catalogue.

Terms cash.

P. T. KAVANAGH

Auctioneer, 49 East Third street.

WATSON & RICE, Agents, Gilfillan Block, corner Fourth and Jackson streets. 165

REAL ESTATE.

An Auction Sale

IN

ABSOLUTE GOOD FAITH

OF

14 LOTS

Of 5 and 7½ Acres, in Reserve Park Garden Lots, in Ramsey County.

These Lots are just Midway Between the Cities,

Three quarters of a mile southwest of Macalester College grounds, 1¼ miles northeast of Minnehaha Falls, 1½ miles west of St. Paul city limits, 1¾ miles south of Merriam Park, 1¾ miles north of Fort Snelling, and three-quarters of a mile west of the Mississippi river.

The land lies beautifully, and has a fine view of Minneapolis, Fort Snelling, Minnehaha and the surrounding district. It is in the heart of that district that is after awhile to be the "Court End" of both cities; a bridge over the Mississippi near it, and line of street railroad on its front, being an obvious necessity before many years. It is ground you can buy now at a fairly conducted auction sale at your own price, and for a few years use for a dairy, market garden or fruit farm, with a large and rapidly growing city on each side for markets, with a certainty that after awhile this entire central, beautiful, sightly and accessible district is to be the home of the men of wealth in St. Paul and Minneapolis, to be what Avondale is to Cincinnati, and worth almost as much per front foot as now per acre. Knapheide, Peters, Schmidt, Otto and Theobold live opposite these lots.

A drive down Snelling avenue to the first avenue north of the "Lookout," and then one-half mile west, brings you to the lots to be sold. It is in the southwest quarter of section 9 of Reserve township, Ramsey county, at corner of Otto and Mississippi avenues.

TERMS OF SALE—One-half cash, one-fourth in one year and one-fourth in two years, at 7 per cent.

Sale at our office in St. Paul, corner Fourth and Jackson streets,

AT 3 P. M.,

Monday, June 18, '83

H. S. FAIRCHILD & SON,

AUCTIONEERS.

AUCTION SALE

OF

REAL ESTATE

We will sell at public auction,

Saturday, June 23d, 1883,

At 3 p. m., on the premises, the following properties: Good dwelling house, eleven rooms, on lot 7, block 5, Rice's second addition. This is near the great purchase of Northern Pacific railroad. It is now rented at $30 per month. Immediately after selling above, we will sell lot 17, block 11, Dewey, Bass & Roher's addition. This lot fronts on Mount Airy, overlooks the city beautifully, has nice shade trees, and is a very desirable lot—50x217 feet.

Terms are easy.

FAIRCHILD & DAVIDSON,

168-74 Real Estate Agents and Auctioneers.

A. B. WILGUS & BRO

Real Estate.

354 Jackson Street, St. Paul.

Houses, Lots, Blocks, Acres & Business Property

$650 each lots on street car line, graded and ready for use. Very easy payments. A. B. Wilgus & Bro., 354 Jackson street.

HOUSES on St. Anthony hill, cheap. 354 Jackson street.

HOUSES in lower town. A. B. Wilgus & Bro., 354 Jackson street.

$1700. Elegant Woodland Park lot on Holly avenue. A. B. Wilgus & Bro., 354 Jackson street,

$500 worth $1000. House on leased ground, low rent, choice neighborhood. A. B. Wilgus & Bro., 354 Jackson street.

WHITE BEAR LAKE. Two cottages for sale or rent. Some choice building lots very cheap, fine lake front. A. B. Wilgus & Bro., 354 Jackson street,

ELEGANT large house and five acres, large barn and well, fine grounds, adjoining the city limits. An elegant home, very cheap and fair terms. Will trade for some city property. A. B. Wilgus & Bro., 354 Jackson street.

HOTEL out Fort street. A. B. Wilgus & Bro., 354 Jackson street.

BLOCKS. We have several blocks of lots which we can offer at great bargains You can retail them out in single lots and thrible. A. B. Wilgus & Bro., 354 Jackson street.

NOTHING DOWN if you build. Eight nice lots near University avenue and Rice street, very cheap. A. B. Wilgus & Bro., 354 Jackson street.

LOTS near Manitoba shops cheap, and on easy terms. A. B. Wilgus & Bro., 354 Jackson street.

R. W. JOHNSON,

Real Estate Agent,

Mannheimer Block, Room 11.

ST. PAUL, - - - MINN.

A. E. CLARK & CO.,

Real Estate & Loan Agents,

315 Jackson street, opposite Merchants hotel.

REAL ESTATE.

S. LEE DAVIS,

Real Estate and Mortgage Loans.

360 Jackson Street, St. Paul, Minn.

Investments made and taxes paid for non-residents.

FOR SALE—Jackson street property, special bargain, 100x150 feet, at the corner of Jackson and Twelfth streets, for sale by S. Lee Davis, 360 Jackson street. 160*

FOR SALE—Fine improved farm of 250 acres, one and a-half miles from city.

$425 for good level lots on Rondo street.
$2,000 for fine 60 foot lot on Ramsey street.
$4,600 for house and lot on Ninth street.
$,000 for good 10-room house on Forbes street.

Bargains in Seventh street business property.

Several good business lots on Mississippi street.

$425, good lot on Martin street.
$3,300, eight lots on Minnehaha street.
$950, business lot on University avenue.
$2,500, good house and lot on University avenue.
$700, good lot on Charles street.
$1,900, three desirable lots on Ellen street.
$4,600, house and lot on Tenth street.

All for sale by S. Lee Davis, 360 Jackson street. 168

FALLIHEE & NOLAN.

FALLIHEE & NOLAN, Room 2, Davidson Block, Jackson Street—Have a large and choice list of improved and unimproved lots, from which to select. Also some special bargains in acre property in all parts of city.

Cheap lots near new foundry, $350 and upwards.

$2,500, corner Kent and Charles, south front, four lots. This is a bargain.

$650 for corner Mackubin and St. Anthony avenue.

$450 each for three corner lots on St. Anthony Hill.

$5,100 for all of block 2, Rogers' second addition. This will bring 50 per cent. more this fall.

$550 each for three lots on Thomas street, near Western; high and dry.

Lots in Stinson's division, cheap.
Lots in Syndicate addition.
Lots in Edwin Dean's addition.
Lots in Woodland Park addition.
Lots in Nininger & Donnelly's addition.
Lots in Holcomb's addition.
Lots in Summit Park and Terrace Park additions,
Corner Kittson and Fifth street, cheap.

$2,850 will buy two lots on Park avenue, near Bluff street.

$800 each for business lots on Carroll street, near Western.

Lots and blocks all over the city on easy terms. Some special bargains to parties who will build.

If you want to buy good property at low figures, come and see what we have.

FALLIHEE & NOLAN.

168 Room 2, Davidson block.

H. S. FAIRCHILD.

H. S. FAIRCHILD & SON sell at auction to-morrow at 3 p. m., at their office, corner Fourth and Jackson, a number of five acre lots, between St. Paul and Minneapolis.

See our want columns for full particulars, or call at their office and get plat and description.

This is very desirable property, lying in full view of Minneapolis, and will in a few years be worth many times present prices. Minneapolis is now built up to a point only one and a-half miles distant. 169

MIDDDETON & DOUGAN.

MIDDLETON & DOUGAN, 166 East Third street.—300 lots for sale on Dayton's Bluff.

100 lots for sale in Arlington Hills addition.

50 lots for sale in Mackubin & Marshall's addition.

All these at low price and on easy payments.

FINE RESIDENCE LOTS.

60x103 feet on Nelson avenue.
50x167 feet on Marshall avenue.
100x175 feet on Marshall avenue.
50x175 feet on Laurel avenue.
3 lots 50x143 on Ashland avenue.
5 lots 50x143 on Holly avenue.
90x130 on Mackubin street.

BUSINESS PROPERTY.

50x140 on Third street.
50x132 on Fourth street.
50x100 on Fifth street.
50x150 on Wacotta street.

The fine improved property corner of Rosabel and Fifth street we can sell on terms which will pay a handsome return for amount invested.

FAIRCHILD & DAVIDSON.

AUCTIONEERS—We will sell real estate or personal property at public auction for all persons desiring our services. List your real estate with us if you want it sold at auction.

FAIRCHILD & DAVIDSON,

Real Estate Agents and Auctioneers, 334 Jackson street. 168-81

A. R. KIEFER.

$7,500—The fine residence and ground, 406 Bates avenue, near Seventh street, lot 65x145; $2,500 cash, balance in two years or longer.

$2,500—Residence, 1½ story, new, 7 rooms, stable, etc. Lot 50x125 to alley, (room on lot for store), corner Farquar and Cypress street; $800 cash, balance monthly; very reasonable.

A. R. KIEFER,

168-169 190 East Seventh Street.

NICOLAY'S AUCTIONS.

14 CHOICE SEVENTH ST. LOTS AT AUCTION, also 14 lots on adjoining streets on Dayton's bluff, suitable for business and residence purposes, to be sold on the ground on Monday afternoon, July 9, 1883, at 2 o'clock sharp, on liberal terms, and sale positive. Particulars hereafter. For further information apply to A. H. NICOLAY, Real Estate Auctioneer and Agent, No. 70 East Third street. 166-72

MISCELLANEOUS.

AN AUCTION SALE IN ABSOLUTE GOOD faith of 14 Lots of 5 and 7½ Acres, in Reserve Park Garden lots, in Ramsey county. These lots are just midway between the cities, three quarters of a mile southwest of Macalester College grounds, 1¼ miles northeast of Minnehaha Falls, 1½ miles west of St. Paul city limits, 1¾ miles south of Merriam Park, 1¾ miles north of Fort Snelling, and three-quarters of a mile west of the Mississippi river. The land lies beautifully, and has a fine view of Minneapolis, Fort Snelling, Minnehaha and the surrounding district. It is in the heart of that district that is after awhile to be the "Court End" of both cities; a bridge over the Mississippi near it, and line of street railroad on its front, being an obvious necessity before many years. It is ground you can buy now at a fairly-conducted auction sale at your own price, and for a few years use for a dairy, market garden or fruit farm, with a large and rapidly growing city on each side for markets, with a certainty that after awhile this entire central, beautiful, sightly and accessible district is to be the home of the men of wealth in St. Paul and Minnerpolis, to be what Avondale is to Cincinnati, and worth almost as much per front foot as now p r acre. Knapheide, Peters, Otto Schmidt and Theobold live opposite these lots. A drive down Snelling avenue to the first avenue north of the "Lookout," and then one half mile west, brings you to the lots to be sold. It is in the southwest quarter of section 9 of Reserve township, Ramsey county, at corner of Otto and Mississippi avenues. Terms of Sale—One-half cash, one-fourth in one year and one-fourth in two years, at 7 per cent. Sale at our office in St. Paul, corner Fourth and Jackson streets, at 3 p. m., Monday, June 18, 1882.

H. S. FAIRCHILD & SON,

164-169 Auctioneers.

FOR SALE—Choice business corner on Fort street, on street car line, $650; lot on Marvin street, $450; lot on Fuller street, $375; lot on Viola street convenient to street cars, $800. No payment down if you will build. Lot on Canton street near street cars, $125, worth $300; 60 feet by 129 feet on Colborne street with two new houses, one of 8 rooms, good barn, well, cistern and cellar, $2,000, within one block of street cars. A large list of houses and lots and acre property, for sale by

WM. HENDRICKS,

163-168 Cor. Third and Cedar Streets.

FOR SALE—Houses and lots on monthly payments. A. Gotzian, 423 East Seventh street. 160*

DAYTON'S BLUFF to the front. I have 750 fine building lots in Sigel's addition for sale cheap, on $5 monthly payments, from $100 to $300 each. These lots lay high, and close to the railroad, wholesale and manufacturing centers of the city, and of easy access. This is a grand opportunity to secure a home and invest your monthly savings. A. Gotzian, 423 East Seventh street. 112su,mo,tu*

P. T. KAVANAGH—AUCTION.

ADMINISTRATOR'S SALE BY AUCTION, of the property known as the American House corner. One of the most valuable pieces of property in our city to be sold under the hammer.—I will sell at auction on the premises, on Wednesday, June 20, at 11 o'clock a. m., the well known property on the corner of Fourth and Wabashaw streets, on which the American House stands. This property is the most desirable that has been offered in the past two years, having a frontage of 50 feet on Wabashaw by 100 feet on Fourth street. It lies within one block of the custom house, post office and bridge square, three blocks from the new market house and five blocks from the state capital. As business property the location is unsurpassed. Terms and particulars of sale will be given hereafter.

A. R. KIEFER, Administrator.

P. T. KAVANAGH,

163-71 Auctioneer.

PROTESTANT ORPHAN ASYLUM PROPERTY—Postponement sale of 66 Lots by Auction, on account of the threatening weather on Monday, June 11.—I will sell at auction on the premises, on Tuesday June 19, commencing at 2 o'clock, all of Riverside addition to St. Paul, consisting of 66 Lots, and traversed by Stewart avenue, Hewitt and Bay streets. This property is located on the Bluff and commands one of the finest views of the Mississippi river, to be obtained in the city, and is well adapted for fine residence sites, within a short distance of the Sioux City Shops, permanently employing a large number of men, within a few blocks of the Fort street Railway and immediately adjoining Clarke's addition.

This is by far one of the best chances to obtain a beautiful home in this portion of the city, at your own price, that has yet been offered and will amply repay a close attention.

Terms liberal.

P. T. KAVANAGH,

163-70 Auctioneer.

30 LOTS in Jilson's addition at auction. I will sell on the premises on Saturday, June 23, at 3 o'clock p. m., 30 lots in above addition, fronting on Rice street, Sycamore street and Park avenue. This property is in the immediate vicinity of the work shops of the St. P., M. & M. R. R., and will afford an excellent opportunity of securing homes for mechanics and laboring men, at a very low figure and on favorable terms.

P. T. KAVANAGH,

Auctioneer.

E. S. NORTON.

28 LOTS that lay high, just west of Oakland cemetery, can be bought at a bargain if secured at once. Can be sold in bulk or single lots. E. S. Norton, 322 Jackson street. 167-69

ST. PAUL property to trade for farms or personal property. E. S. Norton, 322 Jackson street. 166-69

FOR SALE—Business lots on all the principal streets. The best residence property in the city. Whole blocks and additions at low figures in desirable locations. Property on St. Anthony Hill and near the foundry. Large and small investments. E. S. Norton, 322 Jackson street. 166-69

$10,000—One of the best residences on Dayton avenue; $23,000, one of the best residences on Summit avenue; $30,000 one of the most complete residences in lower town. E. S. Norton, 322 Jackson street. 166-69

JOHN M. LYNCH,

Real Estate

104 East Third Street,

Presley Block, - - St. Paul.

TEEPLE & HOSKEN,

Real Estate and Loan Brokers

No. 63 East Third Street.

ST. PAUL, - - - MINN.

HEZEKIAH HALL. B. F. HALL.

HALL BROTHERS,

Real Estate

Corner Third and Robert Streets, in the Savings Bank.

ST. PAUL. - - - MINN.

THE FRANKLIN SCHOOL.

What Prof. Taylor has Accomplished in Regard to Removing the Children in Case of Fire.

Prof. S. S. Taylor, principal of the Franklin school, has adopted a system by which that building can be emptied of its occupants in less than three minutes.

The building consists of three floors, six rooms on each floor, eighteen rooms in all, occupied by as many teachers, besides the principal and German teacher.

At the sound of the fire gong, every teacher and pupil drop their work, the teacher steps to her platform, and without a word the pupils fall into line in their aisle and rapidly pass out of their respective rooms through their dressing room each taking his or her wrap, cap, etc., into the hall, where, falling into two lines, they pass down stairs without confusion, and without speaking the whole eight hundred are landed safely in the yard, occupying less than three minutes in the exit. Every child is drilled so successfully that they never know when they may be called upon, in fact the teachers are never told. To make it more real, Prof. Taylor not long since had a genuine fire so constructed in the basement, that a dense smoke rolled through the halls before the alarm was given; so real was it that some of the teachers' faces turned a shade or two paler, but the children were so confident of safety that their feet never faltered, but kept right on till the yard was reached.

Such a feeling of almost certain safety in case of a fire is very gratifying to parents, and two much praise cannot be awarded Prof. Taylor for having accomplished such a work with so large a body of children, teaching them to seek their own safety in case of fire. There have been so many lives lost by panic in such cases, that those of us whose children are exposed will breathe a sigh of relief to know that such a precaution has been taken in the building where they are taught.

FLIES AND BUGS.

Flies, roaches, ants, bed-bugs, rats, mice, gophers, chipmunks, cleared out by "Rough on Rats." 15c.

A FATAL PLUNGE.

Henry Martin falls from the bridge into the River and is Drowned.

At a few minutes after 9 o'clock yesterday morning an accident occurred on the Wabashaw street bridge by which a laborer named Henry Martin lost his life. Martin was at work underneath the roadway of the third span of the bridge, now being replaced with iron, on the temporary scaffolding, about thirty-five feet above the river and on the up river side of the bridge, and with some tools in his hands was passing to another point, walking on an eight inch plank on the extreme outside of the scaffolding—something the foreman had frequently warned him not to do—when he lost his footing and was precipitated into the river. He struck head down, and came to the surface a short distance below the bridge. As he came to the surface he cried out for help and several planks were thrown him, but the swift current carried him rapidly down the river, and before assistance could reach him he sank beneath the surface. Parties in boats were soon on the river and a steady search was continued until nightfall, but without discovering the body. Martin was about thirty-two years of age, and leaves a wife and two children, residing on Third street, near Dayton's bluff.

☞Dresses, cloaks, ocats, stockings and all garments can be colored successfully with the Diamond Dyes. Fashionable colors. Only 10c.

REAL ESTATE.

A QUIET MARKET FOR DIRT DURING THE PAST WEEK.

A Good Inquiry for Desirable Locations for Business Buildings—The Embarrassment Caused by Street Improvements—The Transactions for the Week.

The rains that have so long interfered with real estate transactions were continued through the past week to such an extent that transactions were very limited indeed, and the records accordingly show a very small aggregate compared with the weeks that have gone before. There are a good many buyers in St. Paul at the present time. All have money, and all are anxious to purchase, but so far the weather has not been favorable. Altogether the past week must be set down as one of the dullest we have had this season.

The only transaction this week of any account is the sale made by H. Greve & Co. of what is known as the Bernheimer block, lot 10, block 24, St. Paul proper. This property is located on the north side of Third street, between Cedar and Minnesota. The lot is 50 front on Third and has a depth of 150 feet, and has a large three-story building on it. The price paid was $50,000 cash, and the purchaser is Charles Lackhardt, of Pittsburg, Pa., the well known Standard oil man. It will be remembered that Mr. Lackhardt bought the Nicols & Dean property on the northwest corner of Third and Sibley streets. Mr. Bernheimer bought the property in 1856 from the bishop of St. Paul, he having obtained it from the bishop of Chicago. It is a piece of property the rents of which will net over 10 per cent. on the investment.

It is pretty difficult in such a city as St. Paul, where real estate of all grades is so valuable, to really and definitely determine where it is most desirable to locate with an expectation of the best returns. The whole city is growing in all directions, north, south, east, and west so solidly and so rapidly that a man must have some special reason for selecting any locality as being the best. For the man of moderate means Dayton's bluff undoubtedly presents the most promising chances for making money. The property on that bluff, owing to the numerous law suits that grew out of the settlement of the well known Dayton estate, and its inaccessibility owing to the numerous railroad tracks that run along the foot of the bluff, and the scores of trains daily passing back and forwards over them, in connection with the inadequate bridge facilities at the foot of Seventh street, has been till recently substantially kept out of the market. It was not long ago that a whole block could be bought for a sum not exceeding what some of the lots are now worth. Some of the most lovely locations and residences on that bluff were but a short time ago nothing but patches of underbrush and scraggly oak trees, gnarled and crooked from the biting blasts of many ugly winters. Now these little places distributed all around the bluff, are beauty spots, and are helping to render that far off, and heretofore neglected land, attractive and beautiful. When the Seventh street improvement is completed and the people have an opportunity to cross that ravine over a safe structure, the property all along from Lafayette avenue and Collins street to the river must necessarily feel the effects, and experience the benefit of the improvement. Of course that bluff can never equal St. Anthony hill in the stateliness, variety and magnificence of its dwellings. The latter spot is bound to be the best residence property in St. Paul. All natural circumstances tend that way. What these are is so well known that they need not be enumerated.

There is no doubt that this year there has been more tendency to the suburbs, or perhaps more correctly speaking, to the outskirts of the city, than ever before. Property has appreciated in value in and near the center of the city to such an extent that those of moderate means have been compelled to go further out. The result is that West St. Paul property has greatly increased in value. The same may be said of property in East St. Paul and all around the east and north of the city, all across to and back of Oakland cemetery, and still further around to Rice street and elevator B. All this land is being laid out platted and brought into market quite rapidly, and all of it is in quite a desirable part of the city which is bound to be soon filled up by the natural and rapid overflow of the city's growth. In consequence of the numerous public improvements the city is now engaged in making, all these outlying districts are daily being brought nearer the center of the city. The sewers, the street pavings, the sidewalks and street gradings which are being extended further and further out from the immediate center of the city render access to these heretofore distant places so much more easy and so much quicker, that the property in these outskirts that has heretofore been regarded as wild land, is now coming into market and will soon be settled up with an industrious and thrifty population.

The filling up of these outlying districts, the grading of streets into them, and the making of them an immediate and active part of this bustling, thriving city is simply a matter of necessity. No one could look for any other result. During all this season people have been thronging into St. Paul. Her fame has been spread abroad as one of the most solid cities in the union in a financial way, while the importance of her location is acknowledged the moment it is examined. Her future growth is not and cannot be questioned. The result is that people from abroad who come here desire to invest, and thousands have come here to locate. For these people homes must be provided, consequently the city must extend itself and the country is constantly being encroached upon. All around the city is being built up a new stretch of country that is really a new city and will add thousands of new structures. This result can be seen in every direction. There is no doubt that, large as the amount of building was last year, that of this season will far surpass it, both in regard to the number and value of the structures. The business houses as well as dwellings will be larger than ever before. Many thought that while the residences erected this year might be more numerous than those of last year, the business blocks would be less in number. This is a mistake. It is now demonstrated that the business houses erected this year will be considerably in excess of those constructed last year. It is not surprising therefore that the territory surrounding the active business part of the city is so rapidly filling up and that streets are being graded into regions that till recently were covered with brush and trees.

LARGE AUCTION SALES ANNOUNCED.

The announcement of property for sale at auction made by P. T. Kavanagh, shows that the real estate market is in motion in good shape. On Wednesday of the present week, the American house corner is to be sold at auction. This is one of the finest corners in the city. The lot is 50 feet on Wabashaw by 100 on Fourth. The day previous, on Tuesday, the 19th, the Protestant Orphan Asylum lots are to be sold at auction. These lots are so situated that they afford very eligible homes. On Saturday of the current week, the thirty lots known as Jilson's addition, are offered, and next week the administrator's sale of the Israel G. Lash property is booked. Altogether it is a big list that Mr. Kavanagh offers.

THE RECORD OF THE WEEK.

The books of the register of deeds shows the following transfers for the week amounting to $115,175:

Eugenie A. Johnson to Robert P. Lewis, lot 20, block 17, of Suburban Hills addition, $428.

Alfred J. Hill to Isabella M. Johnson, lot 16, block 21, of Mackubin & Marshall's addition, $1,500.

James Kaneally to Patrick Doherty, west ½ of lot 9, block 9, of Winslow's addition, $800.

J. Royal McMurrin to J. L. Marge, lots 4, 6, 7, block 7 and lot 6 and 7, block 14, Morrison's addition to West St. Paul, $1,250.

Same to J. C. Gregg, lots 3, 7, 9 and 10, block 7, and lot 5, block 14, Johnson's addition to West Paul, $1,250.

James T. McMillan to Frank W. Fulton, east ½ of lot 10, block 21, of Winslow's addition, $825.

Chas. F. Monantz to Louis Olson, southwest ¼ of northwest ¼ of section 30, town 29, range 22, $550.

L. K. Stone to Martin Heiser, lots 14, to 18 inclusive, block 9, in Oakville Park addition, $875.

Frank B. Clarke to Sophia Peterson, lot 29, block 10, of Clarke's addition. $250.

John F. Holl to Wm. P. Clough, lot 14, 27, 28 and 29, of J. W. Bass, garden lots, $9,000.

The West Side Land and Cottage company to Mary E. Wright, lots 8 and 9, block 12 of Prospect plateau, $1,200.

Robert Petersen to Soren Madison, lot 6, block 10, in Oliver's addition, West St. Paul, $600.

Mary F. Martin to James Mullaney, lot 5, of Marshall's subdivision, $1,000.

The West Side Land and Cottage Company, to Eliza Lucas, lot 1, block 13, of Prospect Plateau, $1,000.

Charles Fitzer to George W. Gray north ½ of lot 8, block 178, Robertson's addition to West St Paul, $450.

Louis Honson to Enoch F. Berrisford, lot 11, block 5, of Marshall's addition to West St Paul, $925.

Ellen M. Mackubin to E. S. Sanford, lot 12, block 59 of Arlington Hills addition, $350.

The St Paul Real Estate Syndicate to Chas. B. Byrley, lot 3, block 3 of Syndicate addition No. 4, $300.

Andrew K. Ierbet to Chas. G. G. Miller, lot 21, block 16 of Dewey, Bass & Rohrer's addition, $600.

Frances R Morton to Wm. G. Robertson, lot 17, block 67 of Dayton & Irvine's addition, $1,600.

Wm. G. Robertson to C. M. Dittman, same as above, $109.

David R. Peterson to Paul J. Weed, lots 10 and 18, block 10; lots 12 and 16, block 11; lot 14, block 12, Nininger & Donnelly's addition to Holcomb's addition, $3,200.

William Thomas to Henry Funke, west ½ of lot 17, block 2 of Magoffin & Breckenridge's addition, $500.

Benjamin Wheeler to Chas. E. Linwood, lot 15, block 11, of McLean's reservation, $1,000.

Elias F. Drake to Anna Mertez, lot 4 and part of lots 5 and 6, block 147, West St. Paul proper, $210.

Anna Mertez to Samuel Bolliger, same as above, $650.

Chas. A. Pettibone to John F. A. Williams, lot 10, block 10, Woodland Park addition, $1,700.

Frank J. Pahl to Albert Salaba, lot 10, Varner's rearrangement, $650.

Patrick McDonald to George W. Latturelle, lot 1, block 9, Dawson's addition, $303.

Bernard Michel to John Bargmann, lots 17 and 18, block 13, Michel & Robertson's addition, $350.

Josias N. Rogers to Wm. H. Nesbit, lot 12, block 6, Rugg's addition, $400.

Wm. Boettcher to Mary Schlachter, lot 10, block 106, West St. Paul proper, $1,600.

Charles A. Reed to Charlotte Ross, lot 15, block 11, lot 17, block 12, Nininger & Donnelly's addition to Holcomb's addition, $1,400.

The West Side Land and Cottage Co. to William Newton, lots 15 and 16, block 8 of Woodbury & Case's addition West St. Paul, $500.

Bernard Michel to Gottlieb Reyer, lots 1 and 2, block 1 of Michel & Robertson's addition, $450.

Alcris Neurer to Margaret Hynes, lot 15, block 2 of Neurer's addition, $275.

Wm. G. Mitchell to Edwin C. Putnam, part of block 18, Woodland Park addition, $6,000.

Adolph Paar to John H. Schulze, lot 6, block 2, in Butman's addition, $6,000.

Robert P. Lewis to Michael Prendergast, lot 30, block 3, of Lyton's addition, $600.

Edward Langevin to Francis Barbeau, lot 12, block 7, Bazille & Robert's addition, $1,500.

Charles Schwartz to William Finn, part of lots 13, 14 and 15, block 3, Bazille & Guerin's addition, $4,500.

Ellen M. Mackubin to Hollis Granger, lot 18, block 28, of Arlington Hills addition, $250.

Hollis Granger to H. W. Fitzgerald, lot 18, block 28, of Arlington Hills addition, $400.

Wm Dawson to Wm. Lindeke, undivided ⅔ of lot 6, block 3, Lambert & Co.'s addition, $4,000.

Ang. Willson to Chas. Asch, lots 27 and 28, block 92, Dayton's addition, $600.

Charles Asch to C. Bendickson, lot 28, block 92, Dayton's addition, $475.

Charles McIlrath to David Dows, Jr., lots 27, 28 and 29, block 69, Dayton & Irvine's addition, $35,000.

James F. Reilly to Jacob K. Williams, lot 41, block 6, of Smith's subdivision, $350.

John Heber to John Behrens, lot 15, of Colling's outlots, $350.

Lane K. Stone to Mathew Ellis, lots 17 and 18, block 21, and lots 16, 17 and 18, block 15 in Oakville Park addition. $750.

The Pioneer Real Estate & Building society to Warren Heatt, lot 15, block 36, of Stinson, Brown & Ramsey's addition $680.

James P. Gribben to William W. Lorimer, lots 26, and 27, block 2, of Colling's outlots, $400.

Peter Ross to Chas. G. W. Krumbusch, lot 23, block 48, of Lyman Dayton's addition, $750.

Adam Gotzian to Mrs. Louisa Bohrer lot 12, block 29, of A. Gotzian's rearrangement, $125.

The Pioneer Real Estate & Building society to August Wilso. lot 16, block 35, of Stinson, Brown & Ramsey's addision $680.

Joseph M. Pottgieser to Mathias Strantz, lot 29, block 2, of Pottgieser's subdivisi $250.

Lucien Warner to Hermann Grenhkie, lots 12 and 13, block 78, of Lyman Dayton's addition, $600.

The St. Paul Real Estate Syndicate to Edward O. Brown, lots 1 and 2, block 3, of Syndicate addition No. 4, $615.

Conrad a Miller to Albert E. Steindorff, lot 8, block 7, of E. Dean's second addition, $450.

Eleanor Calvert to Mahlon D. Miller, block 25, of Mackubin & Marshall's addition, $7,000.

Maurice Auerbach to Margaret Kyle, lots 1, 2, 5 and 6, block 10, of Auerbach & Hand's addition, $820.

Same to Charles E. Cram, lots 3 and 4, block 10, of Auerbach & Hand's addition, $420.

Marion C. Workman to Hulda Zantz, lot 1, block 9, of Mackubin & Marshall's addition, $1,800.

Wm. J. Masterman to Robert H. Dougan, north half of block 15, of Arlington Hills addition, $3,000.

Chas. H. Oertel to Harriet E. Fillebrown, lots 11 and 12, block 9, of Summit Park addition, $4,000.

Michael Imhoff to Anthony Terry, south part of lot 4, block 79, Dayton & Irvine's addition, $5,806.

Mary Scanlan to Andrew Doyle, lot 5 of Ewing & Chute's subdivision, $525.

Edward Christopherson to Kenneth Ferguson, lot 9, block 5, of Finch's addition, $1,000.

Charles E. Larson to Louis Hanson, 4 acres in section 5, township 29, range 22, $530.

Lane K. Stone to J. M. Schwartz, lots 1 to 5, inclusive, block 20, Oakville Park addition, $800.

Emma Evans to Catherine A. Burdick, part of lot 7 of J. W. Bass' subdivision, $500.

James Kaneally to Patrick H. Thornton, east half of lot 9, block 9