

ONE CENT  
A WORD

## Missoulian Class Ads Bring Sure Results

## Four Good Propositions

That Ought to Appeal to  
Anyone Desiring a Bar-  
gain in Homes.\$2700  
\$2700  
\$2700

\$1200 cash, balance on long time, a new 5-room modern home, elegantly finished; new range, electric fixtures; 50x130 lot; cement walks; in fine location; close in on South Fifth street, west. If you are looking for a home, to look at this means to buy it.

FIRE  
INSURANCE\$2500  
\$2500  
\$2500

\$500 cash, balance on long time, will take a new, modern 4-room house on Blaine street; new, well built, good cellar; splendid locality and neighborhood; 45x130 lot; cement walks. A nice home; a good investment.

FIRE  
INSURANCE\$4750  
\$4750  
\$4750

Will take a 7-room, brick house, on a fine lot 70x175, on East Front street, 3 blocks from the First National Bank. The ground alone is worth more than I am asking for this place; fine large trees; cement walks; one of the most desirable locations in Missoula. This is a fine and profitable investment.

FIRE  
INSURANCE\$3000  
\$3000  
\$3000

\$1500 cash for two choice lots, with two houses—one 4-room and one 3-room; both houses plastered, stone foundations; city water in houses; they rent for \$50.00 per month; located close in on West Spruce street. There is no better investment in Missoula than this property; it is in line for a big increase in value.

LIST YOUR PROPERTY WITH ME  
FOR SALE—FOR QUICK TURN

JAMES M. RHOADES

REAL ESTATE DEALER  
FIRE INSURANCE AGENT115 Higgins Avenue Phone 572  
Hammond Block  
MISSOULA, - - - MONTANAWhat  
Makes  
Missoula  
Grow?

Did you ever stop to consider the crowded condition of all Europe, the British isles and the eastern states?

Do you realize that there are many millions of people looking longingly for homes in this as yet sparsely settled northwest?

Do you realize that the tide of immigration has but just begun and that Montana is one of the richest and least developed states of the Union?

Do you realize that the development in other ways has exceeded railway building, and that thousands of miles of new railroads will be built in Montana in the near future?

Do you know that Missoula is the gateway through which several roads will build, with numerous branch lines radiating from this city?

Do you know that other development must keep pace with railroad building?

Do you realize that Missoula for climate and beauty cannot be excelled in the northwest, and that it is the GARDEN CITY OF MONTANA?

Do you know that an investment in Missoula property is as safe as United States bonds?

Missoula Real Estate will steadily advance in value.

Do not buy with the expectation that you can sell your property tomorrow for 50 or 100 per cent advance in value.

Be reasonable. If your investment is carefully made it will steadily increase in value. In many locations values will double in the next 12 months. Let us show you the location of several very desirable lots or acreage land that we can fully recommend as safe purchases.

R. M. Cobban Realty Co.

2½, 5, 7½  
and 10-acre  
Tracts\$10 Down,  
Balance \$10  
Per Mo. No Interest

## CALIFORNIA

## The Real God's Country

Come around and let us explain how easily you can become the owner of a little farm in a land where spring rains eternal—where torrid heat and rigid cold intrude not, and where nature's most abundant riches are displayed. Let us show you how the bluff coast ranges and the towering Sierras here gaze at one another across a steam-fog valley that for health, fertility and beauty has no equal anywhere. Let us show you the varied semi-tropical fruits and grains that flourish here with no risk and little effort—the grapes, the apricots, the figs, the peaches. Our time is always yours, and to talk about California and the romantic San Joaquin valley is to us a pleasure, if not a hobby. One of the members of our firm has personally investigated these lands. He is enthusiastic about them and showed his faith in their future by purchasing two tracts for himself.

ANDERSON & FREDERICKS  
AGENTS  
Opposite Missoulian OfficeNo Taxes Until  
Last Payment  
Is MadeWater for Irrigation Guaranteed  
To All BuyersREAL  
ESTATEBOUGHT AND SOLD ON COM-  
MISSION.  
TRUST FUNDS CONSERVATIVE-  
LY INVESTED.  
INVESTMENT PROPERTIES  
SUCCESSFULLY MANAGED.  
YOUR PATRONAGE RESPECT-  
FULLY SOLICITED.  
RENTS COLLECTED.

KEMP &amp; VEALEY

Rooms 6 and 7 Duncan & Dixon  
Block.MISSOULIAN WANT ADS  
BRING QUICK RESULTS.LOTS  
Below Cost

Six lots, South Missoula addition;  
if sold today, each .....\$175  
3 lots in Lewis' addition at  
apiece .....\$175  
10 acres adjoining Missoula  
platted property at a very low  
price. I would recommend this as  
one of the best buys I have had on  
my list.

JOHN DEFFEBACH

Office in the Old Mill, Higgins Ave.

MISSOULIAN WANT ADS  
BRING QUICK RESULTS.GOOD  
OPPORTUNITIES  
TO MAKE MONEY

by investment in business or  
real estate.

GOOD  
OPPORTUNITIES  
TO SAVE MONEY

by owning your own home.  
Rent saved is the same as a  
raise in salary.

Investigate these opportuni-  
ties and be convinced they are  
good.

A fine business opportunity;  
stock of goods at cost price;  
long lease on building; no finer  
location in city; an annual  
business of \$35,000 to \$40,000,  
and will clear from \$5,000 to  
\$8,000 per year net. The stock  
will inventory about \$11,000.

25 lots in blocks 9 and 16,  
Glenwood Park, at prices  
ranging from \$255 to \$300  
each; city water in alleys; both  
of these blocks adjoin Higgins  
avenue; lots on other side of  
Higgins are held at \$500 each.  
These lots are real bargains;  
prices from \$255 to \$300 each,  
very easy terms.

45 feet in block 45, South  
Missoula, facing on Brooks  
street; water and light in alley;  
\$550.

Fifty other lots in South Mis-  
soula at prices ranging from  
\$150 up.

A Rent Saver—Small but  
comfortable house on South  
Second street, only \$1,300, on  
very easy terms.

A home for \$300 down, bal-  
ance monthly payments. This  
is a splendid new and modern  
five-room house with large at-  
tic, 50-foot lot facing on South  
Fourth street. Why not own  
this property? The terms make  
it so easy. Price, only \$2,500.

A very fine six-room modern  
brick and frame house on south  
side, furnished; two lots; splen-  
dently located; \$3,500.

A new seven-room modern  
house on South Higgins, very  
close in; \$4,000.

Also a fine six-room modern  
house on South Higgins;  
\$3,800.

Terms on these.

A beautiful six-room modern  
house with furnace at the east  
end of South Second street,  
formerly owned by Mr. Alter-  
matt of the Golden Rule store,  
nearly two full 50-foot lots; one  
block distant from the new Mil-  
waukee passenger depot;  
\$5,000. This will double in  
value as a business location  
within a few months.

Another Rent Saver—Six-  
room house on north side, only  
\$900, on terms.

A First-Class Investment—  
A good, modern home on north  
side; house in splendid condi-  
tion and very attractive for  
renting. We will guarantee to  
get you \$25 a month rent for  
it. Price, only \$2,200; only  
\$800 down.

We have a strong line of fire  
insurance companies. Rates  
the lowest. We solicit your in-  
surance business.

List your property with us  
for sale or rent. It will cost  
you nothing to list it. We have  
buyers for good properties at  
right prices.

W. H. SMEAD  
COMPANY

Phone 212 Red, Higgins Block

Were  
You  
Ever  
In  
Love?

EVERYBODY falls in love who sees the lots in Hammond addition. They appeal to each visitor in some of their phases. If a man is seeking a site for a home, these lots impress him as the best place he has ever seen; they win him at once by the beauty of their location and the delight of their surroundings. If he is an investor, he recognizes at once that these lots are certain to increase in value and that his money, placed here, will grow while he attends to other matters. Take the first phase of the question—the home location; the man who wants an ideal place for his permanent abode finds here every condition that he could desire. These lots are just far enough from the business center of the city to insure quiet and absence of the bustle of the active thoroughfares; they are delightfully situated in a commanding location, with the finest view in the world always spread out before them; their surroundings are all that could be wished; the state university joins the Hammond addition on the east and the handsome home of the high school is on its western edge. Sanitary conditions are perfect; agreeable neighbors are assured. The homes already built here are an indication of what the addition will contain as it develops; there are no more attractive residences anywhere than those which are located here, and there are more coming, some are building now and plans are ready for more. As to investment, the conditions in Hammond addition are such that money placed here is as sure of increase as if it were in government bonds, and the gain will be greater. The future of Missoula is assured; these lots are offered at last year's prices with this year's advantages.

The Prices and the Terms  
Are Reasonable

Lots \$400 to \$600

TERMS EASY

FRANK P. KEITH, Agent

103 Higgins Avenue, Missoula.