FOR RENT

Unfurnished Houses. RENTAL LIST.

BOTH PHONES.

HOUSES.

311 Nicollet Av.

\$60.00—1326 2d av S, brick house, 10 rooms, modern, new heating plant.
\$45.00—1716 Nicollet av, 14 rooms, hardwood floors, open plumbing, steam heating plant, suitable for roomers.
\$40.00—1715 5th av S, 12 rooms, modern, barn, carriage shed, in first-class condition.
\$32.50—2435 Harriet av, 9 rooms, hardwood floors, open plumbing, furnace, gas range. plumbing. 1768 Nicollet av, 9 rooms, modern, furnace, hardwood floors, in good condi-

\$15.00—2529 Nicollet av, first floor, 5 rooms, modern.
\$13.50—500 E 24th st, 5 rooms, city water, closet, gas, second floor.
\$13.50—Flat 2, 2329 Nicollet av, 5 rooms, bath, gas, closet.
\$12.50—611 Dupont av N, 5 rooms, first floor, city water, bath, gas.
\$10.00—1201 E Franklin av, 4 rooms, front, corner, city water, closet, second floor.
\$9.50—564 7th av N, 4 rooms, city water, wet sink, second floor.
\$8.50—Flat 2, 2310 25th av S, 4 rooms, cistern, well, second floor.
\$6.00—521 Bjornson st, 4 rooms, second floor.
\$16.50—711 W 25th st, 6 rooms, modern, second floor.

STEAM HEATED FLATS.

\$87.50-Flat F. Corinna, 734 E 16th st, 8 rooms, modern.
\$80.00—Flat 6, 784 E 15th st, 6 rooms, hardwood floors, open plumbing.
\$30.60—Flat 2, same as above.
\$20.00—Flat 4, 6 rooms, second floor, 784 E 15th st.
\$27.50—Flat F, third floor, 4 rooms, hardwood floors, light housekeeping. STORES AND LOFTS.

\$200.00—213 and 215 Nicollet av, 42x142, three stories and storage-room in basement, elevator, steam heating plant, platform in rear, hardwood floors, light manufac-\$16.50-780 E Lake st; will put in good con-\$14.00-8 E 26th st, city water, gas, closet. COTTAGE AT LAKE.

\$100.00—Cottage at Cottagewood, partly furnished, plastered, water, papered, small stable, large grounds, fine trees.

DAVID P. JONES & CO.,

Main Floor, Bank of Commerce Building. \$40.00-No. 2648 Hennepin av, 10 rooms, all

\$30.00—No. 1112 Logan av N, 12 rooms, hard-wood floors and finish; in fine condition; wood noors and ninsh; in the condition, all modern. 10 rooms. \$30.00—No. 3107 2d av S. all modern, 10 rooms. \$30.00—No. 1705 Western av, 9 rooms, all modern; large barn and shed. \$27.50—No. 1511 4th av S. 8 rooms, modern. \$25.00—No. 622 E 14th st, 7 rooms, all modern; vacant Aug. 1. \$18.50—No. 300 18th av N. 8 rooms, city water and sewer convections. and sewer connections. \$12.00—No. 1918 9th st S, 5 rooms, cistern. \$65.00—No. 25 Main st SE, 18 rooms, modern.

FLATS.

\$33.00—No. 825 E 16th st, flat C, Astoria, 6 rooms, all modern; in good condition.

\$28.00—No. 325 E 16th st, first floor, 6 rooms, all modern. Astoria.

\$15.50—No. 108 W 14th st, 4 rooms, first floor, modern. modern. \$15.50—No. 104 W 14th st, 4 rooms, all modern, first floor. \$14.50—No. 102 W 14th st, 4 rooms, modern, 0 modern. \$15.50-No. 104 W 14th st, 4 rooms, all modern, \$21.00—No. 241 Cedar av, 7 rooms, modern, in o o o fine shape. \$28.00—No. 383 E 16th st, 6 rooms, flat O, o HOUSE FOR RENT—NO. 2648 HENNE-

\$12.00-No. 1107 Emerson av N, second floor, 5 Frooms, modern.

\$7.00—No. 341 E 22d st, second floor, 3 rooms, clty water.

\$0.00 No. 622 14th av S, 4 rooms, first floor. modern. #12.50—No. 2440 Oakland av, 4 rooms, modern, \$12.00—No. 2946 Charriet av, 4 rooms, city water.

\$12.00—No. 2946 Harriet av, 4 rooms, city water.

\$11.00—No. 2733 Emerson av S, second floor, 4

\$11.00—No. 2733 Emerson av S, second floor, 4

WALTER L. BADGER, 300-304 Onelda Building.

\$5.00—No. 518 3d av S. \$3.00—No. 2421 10th av S.

STORE. No. 725 10th st S, \$25. Will divide to suit tenants.

THORPE BROTHERS,
REAL ESTATE, LOANS AND RENTALS,
ANDRUS BUILDING.
HOUSES.

ANDRUS BUILDING.
HOUSES.
\$11-2311 8½ st S, 6 rooms, well.
\$12-1509 6th av N, 5 rooms, modern.
\$15-250 Hennepin av, second floor, 22x35, water and sewer.
\$15-2005 James av N, 6 rooms, cottage, well and cistern; all newly painted.
\$25-30 Royalston av, 5 rooms, modern.
\$25-5 9th st N, 8 rooms, modern.
\$50-3357 2d av S, 12 rooms, modern.
\$50-357 2d av S, 12 rooms, modern.
\$50-357 2d av S, 12 rooms, modern.
\$35-2714 Park av, 12 rooms, modern.
\$30-256 Portland av, 7 rooms.
\$25-2442 5th av S, 6 rooms, modern.
\$35-230 F ortland av, 7 rooms, modern.
\$35-230 F ortland av, 7 rooms, modern.
\$35-230 Russell av N, 10 rooms, modern.
\$30-503 Russell av N, 10 rooms, modern.
MODERN FLATS.
Franklin Heights Apartments, 905-7-9 W Franklin av, 4, 5 and 8 rooms, thoroughly modern: Lowry Hill district.
Oak Terrace, 307 W 15th st, 3, 4, 5 and 6 rooms.
24 Highland place, 3, 4 and 5 rooms, modern, just completed; walking distance; reasonable rent.
Wellington-4, 5 and 6-room flats, at new Well.

Oak Terrace. 30: W 15th st, 3, 4, 5 and 6 rooms.

14 Highland place. 3, 4 and 5 rooms, modern, just completed; walking distance; reasonable rent.

Wellington—4, 5 and 6-room flats, at new Wellington flats; all outside, large and light rooms; just being completed; beautifully situated; 1303-7-11 Yale place.

\$22—1303 Yale place, 4 rooms, modern, basement, \$38—527 9th st S, third floor, 7 rooms, modern, 237—The Navarre, 1710 9th av S, 7 rooms, modern; all nicely decorated throughout.

\$20—500 Irving av N. 7 rooms, modern.

OFFICES.

Large front office, second floor, Andrus bldg.

\$22—Choice suite offices, Sykes block.

WAREHOUSES.

Midway district, 50x160, suitable for manufacturing or salesbarn.

\$60—830 Hennepin av. 22x68, second floor, heated.

418 3d av N, 17,000 square feet, electric elevator.

\$14-16 Washington av N, 5,500 square feet; elec-

B14-16 Washington av N, 5,500 square feet; electric elevator.

MANUFACTURING SPACE.

b19-21 1st av S, 5,700 square feet, second floor, state of the second floor, state of the second floor.

freight and passenger elevator.
THORPE BROTHERS,
206 Andrus Building. RENTAL LIST.

T. A. JAMIESON, 205 ANDRUS BLDG, MODERN STEAMHEATED FLATS.

t H, 1518 Nicollet av, 7 rooms \$42.00 1 3d av S, flat 1, 7 rooms ... 40.00 t 3, 1025 3d av S, 6 rooms ... 38.00 t B 5, Hennepin Flats, 7 rooms ... 40.00 t C 1, 18th and Hennepin, 7 rooms ... 37.50 t D 5, 13th and Hennepin, 2 rooms ... 15.00 E 15th st, flat 6, 7 rooms ... 37.50 t 1, 301 E 15th st, 6 rooms ... 37.50 t 10, 303 E 15th st, 7 rooms ... 33.00 t 10, 303 E 15th st, 6 rooms ... 33.00 t 15, 805 E 15th st, 7 rooms ... 33.00 t 18, 305 E 15th st, 7 rooms ... 33.00 t 3, 1603 Clinton av, 5 rooms ... 28.50 t 12, 1600 Clinton av, 5 rooms ... 28.50

FOR RENT

DAVID C. BELL INVESTMENT CO., 111 SOUTH 4th ST. HOUSES-(Modern.) HOUSES—(Modern.)

312 Malcolm av. 10 rooms, barn. \$40.00

1229 Logan av N, 10 rooms. 50.00

20 W 14th st, 10 rooms. 15.00

819 18th av N, 6 rooms. 15.00

1915 Columbus av, 9 rooms. 35.00

1710 Hawthorn av, 10 rooms. 35.00

1710 Hawthorn av, 10 rooms. 25.00

1710 Columbus av, 9 rooms. 25.00

2018 Columbus av, 10 rooms. 25.00 2222 Minnehaha av, 4 rooms, 2d floor, city

2709 Riverside, 4 rooms, 2d floor, city

\$30.00—1328 Nicollet av, 9 rooms, modern, furnace, hardwood floors, in good condition.

\$30.00—132 E 38th st, furnace, bath, 8 rooms, barn, brick house.

\$30.00—2544 Clinton av, 8 rooms, furnace, open plumbing, hardwood floors in part of house; laundry.

\$22.50—2717 Grand av, 8 rooms, modern except heat, parquet floors, open plumbing. hardwood floors, city water, newly papered and painted throughout; small barn.

\$15.00—3030 Lyndale av 8, 7 rooms, city water in yard.

\$16.50—3109 Columbus av, 5 rooms, first floor, city water, closet, bath, furnace.

\$15.00—2529 Nicollet av, first floor, 5 rooms, modern.

\$13.50—500 E 24th st, 5 rooms, first floor, city water, closet, bath, furnace.

\$13.50—500 E 24th st, 5 rooms, city water, closet, gas, second floor.

\$13.50—51at 2, 2529 Nicollet av, 5 rooms, bath, gas, closet.

\$13.50—611 Dupont av N, 5 rooms, first floor, city water, bath, gas.

\$10.00—1201 E Franklin av, 4 rooms, city water, spanning, second floor.

\$3.50—541 7th av N, 4 rooms, city water, wet sink, second floor.

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\$3.50—542 7th av N, 4 rooms, city water, sink, second floor.

\$3.50—543 7th av N, 4 rooms, city water, wet sink, second floor.

\$3.50—544 7th av N, 4 rooms, city water, sink av Second floor.

\$3.50—544 7th av N, 4 rooms, city water, sink av Second floor.

\$3.50—544 7th av N, 4 rooms, city water, sink av Second floor.

\$3.50—545 7th av N, 4 rooms, city water, sink av Second floor.

\$3.50—545 7th av N, 4 rooms, city water, sink av Second floor.

\$3.50—545 7th av N, 4 rooms, city water, sink av Second floor.

\$3.50—540 7th av N, 4 rooms, city water, sink av Second floor.

\$3.50—540 7th av N, 4 rooms, city water,

WE HAVE A VERY FINE HOUSE OVERlooking Washburn's grounds, for rent.
No. 2121 3d av S. Twelve rooms; hardwood floors and finish, gas fixtures,
window shades, two complete bathrooms,
steam heat; east and south front. For
particulars and keys, see

DAVID P. JONES & CO., Bank of Commerce Building.

FOR RENT-3045 HARRIET AV. 9 ROOMS. modern except heat, \$22.50.

17 W 15th st, 8 rooms, city water and closet. J. SMITH, 555 TEMPLE COURT. Call 12:30 to 5 p.m.

0 0 0 0 0 0 0 0 0 0 0 WE HAVE NO. 1511 4th AV S FOR rent; an eight-room modern house, suitable for a roominghouse. Rents for \$27.50 per month. DAVID P. JONES & CO.,

Main Floor, Bank of Commerce Bldg.

\$18.00—EIGHT-ROOM HOUSE, 16 W 35th ST; hardwood finish, mantel, fireplace, city water, storm sash and screens, in excellent condition.

W. W. CLARK REALTY CO.,

HOUSE NO. 1800 HAWTHORN AV; A modern house of 15 rooms; beautiful lawn and trees. Call and see us about this.

DAVID P. JONES & CO., Main Floor, Bank of Commerce Bldg.

\$45-2008 2d AV S, 9 ROOMS, MODERN. \$25-1400 Vine place, 7 rooms, modern. \$20-3237 Columbus av, 8 rooms, city water and gas. \$15-2518 Oakland av, 7 rooms, cistern and JANNEY, 203 ONEIDA BLDG.

0000000000000 WE HAVE A VERY FINE HOUSE AT
No. 1112 Logan av N, of 12 rooms, all
modern, hardwood floors and in the best
of condition. Call on David P. Jones &
Co., ground floor, Bank of Commerce
building, for keys.

pin av; 10 rooms, modern; east front, good barn. Call on David P. Jones & Co., for particulars, main floor, Bank of Commerce Building.

\$6.50 PER MONTH, SMALL HOUSE, REAR 417 32d av N, 5 rooms, good well, newly painted and decorated. Apply to J. Schutt & Sons 340 Temple Court

ALL MODERN HOUSE, SIX ROOMS, 418 E 25th st, \$25; fully modern house, 2632 Oak-land av, six rooms, \$25. Central Real Estate Co., New York Life. \$16—SEVEN ROOMS, FURNACE, GAS, CITY water. \$10, five rooms, city water, shed, sewer. Both Southeast. Bodge, 523 Boston block.

FOR RENT-SOUTHEAST, 505 6th AV-TEN rooms; new, very fine, modern, \$50; also 820 9th ay, new, seven rooms, all modern, \$30. FOR RENT—\$35—FIVE-ROOM FLAT, 5th ST and 15th av SB. \$40—Nine-room house, Oak st SE. Gould, owner, 315 Ontario st SE. \$9—SIX ROOMS, 8133 FINDLEY PLACE. \$0—Six rooms, 424 Aldrich av N. C. H. SMITH, 604 PHOENIX,

HOUSEHOLD GOODS MOVED; BEST FACILI-ties and theroughly experienced men. Boyd Transfer and Storage Co., 46 3d st S. MODERN EIGHT-ROOM HOUSE, 1613 DUPONT av S, near Mt. Curve, Lowry Hill. F. J. Percival, 1006 Guaranty building. \$25—EIGHT ROOMS AND BARN; MODERN except heat; 81 Lyndale av N, near Loring park. Inquire 1210 Logan av N. FOUR PLEASANT ROOMS UPSTAIRS, WITH summer kitchen, water; \$8; cheap. Call Sunday, 2829 Columbus av S. FOR RENT-1829 PARK AV, NINE ROOMS, modern, hardwood floors; in fine condition. Oliver, 736 Lumber Exchange.

FOR RENT—TEN-ROOM MODERN HOUSE, 1925
Park av. Immediate possession. W. S. McLaughlin. telephone M 702. SEVEN-ROOM HOUSE, IN GOOD CONDITION; not modern except city water; central location. \$20. Call 1825 Nicollet av. \$18-720 E 15th St, 5 ROOMS, CITY WATER, gas; in excellent repair. City Realty Co., 205 Boston block.

FOR RENT-MODERN HOUSE, 8 ROOMS, with barn, combination heat, new plumbing, 122 W 32d st. \$22—FINE HOME AT LAKE HARRIET; BARN, chickenhouse, fruit, large grounds. 2881, Jour-

FOUR ROOMS, UPSTAIRS, WATER AND sewer; newly papered. 1509 Irving av N. FOR RENT-HOUSE OF SEVEN ROOMS, MOD-ern except heat; \$22. Inpuire 1326 5th av S.

Furnished Rooms.

TWO OR THREE PLEASANT NEATLY FUR-nished rooms for light housekeeping; parties without children in private American family; modern except heat; large closet, porch, use of phone, walking distance; near Groveland flats. 83 Lyndale av N. FOR RENT—COOL, WELL FURNISHED ROOM in good locality; walking distance; gas, bath and steam heat; private family; meals if de-sired. Address 2001, Journal.

A LARGE, PLEASANT FURNISHED FRONT room in private residence; spring water; lawn; walking distance; rept very reasonable. Lee, 1409 3d av S. THREE ROOMS, FURNISHED COMPLETE FOR housekeeping; first floor; front and back entrances; lawn; all modern conveniences. 908
7th st S.

Miscellaneous.

J. S. BRADSTREET'S FORMER LOCATION, 7th st S.

THREE ROOMS OF NICELY FURNISHED modern flat, completely fitted for housekeeping. Tel. Main 2388 J 2. 710 8th st S.

NICELY FURNISHED COOL AND WELL-lighted front rooms; house strictly modern; large shady lawn; prices reasonable, 628 2d av S. House strictly modern; badger, 300-304 Oneida bldg. FOR REAT THREE NEATLY FURNISHED rooms for light housekeeping. Also one furnished room for gentleman. 2633 Washington av N

VERY PLEASANT FURNISHED ROOM ON ground floor; gas, bath, hot-water heat; fine large yard; \$8 for summer. 1362 Vine place. TWO LARGE FURNISHED ROOMS WITH large closet, at No. 80 7th st S, second floor. Call on C. C. Taylor, 412 Phoenix bldg. FOR RENT—TO SINGLE GENTLEMAN, FUR-nished room, with private bath, gas, hot water heat; references exchanged. 2728, Journal.

FOR RENT

Furnished Rooms. Continued.

TWO LARGE, PLEASANT FRONT ROOMS suitable for two; all modern contendences walking distance. 67½ 12th st S. PLEASANT ROOM, FURNISHED, MODERN detached house, large porches, lawn, walking distance. 1500 Vine place. LARGE COSILY FURNISHED ROOM; GAS bath, phone, spring water; N. W. phone Mi 1475 L2. 1511 Park sv. FOR RENT—THREE FURNISHED MODERN rooms for light housekeeping; \$10 a month. 599 7th av N. FOR RENT-FRONT FURNISHED ROOM, MOD-ern. Call at 87 8th st S.

Unfurnished Rooms.

FOR RENT—FOUR NICE ROOMS, NEWLY PApered and painted throughout; gas, with fixtures, water and sewer. 823 16th av S. Inquire Saturday night or Sunday.

FOR RENT—TWO ROOMS, SECOND FLOOR, 61
4th at S; 600 square feet, \$35 per month; possession given March 1. 0, M. Laraway & Son,
Bauk of Commerce building. \$10—FOUR-ROOM FLAT. \$8—THREE ROOMS, Lake and Lyndale. \$7—Three rooms, 2903 Garfield. \$17—Six rooms, Humboldt-81st. Fitzgerald, 3018 S Aldrich. FOR RENT—THREE UNFURNISHED ROOMS, bath and steam heat; 303 Hennepin av. Bidwell & Co., 303 Hennepin av, room 14.

FIVE NIOE ROOMS, 83; CITY WATER, SEWer: unstalrs: No. 2405 Larges av. N. Evidley. er; upstairs; No. 2405 James av N. Findley, 517 Andrus building.

FOR RENT-FOUR PLEASANT ROOMS, ON 2637 and wet sink. 2637 FIVE LARGE, PLEASANT ROOMS, FIRST floor, city water. 2704 Grand av.

Furnished Houses. COMPLETELY FURNISHED MODERN HOUSE,

1639 Hennepin av, 8 rooms, parquet floors, gas range, \$30 per month now until fall; call mornings, 10 to 12, on Cook, 206 Bank of Commerce building. FOR RENT-THREE LARGE, LIGHT, AIRY furnished rooms; electric lights, bath, shady grounds, fine flowers, good fishing; no children. Address Mrs. L. B. Carter, Howard Lake, Minn. WILL RENT TO RIGHT PARTY-NO SMALL dence. \$125 per month. November to May.

FOR SALE—FURNITURE OF 10-ROOM MOD-ern house; sell cheap and rent house; fine lo-cality. 507 8th st S. Unfurnished Flats.

25.00 modern 1020 Hawthorn av, 6 rooms, modern, steam WALTER L. BADGER,

\$22.50—SIX ROOMS AND BATH, HARDWOOD \$22.50-SIX ROOMS AND BATH, HARDWOOD floors and finish, modern plumbing, heat, janitor service, etc. 221 8th av SE, Flat A. \$25.00-First floor of two-flat building, seven rooms, 3032 Girard av S; strictly modern. \$35.00-Flat of seven large rooms and bath, second floor, 1803 9th av S.

W. W. CLARK REALITY CO., 313 Nicollet

\$14-847 SUMMER ST NE, 4-ROOM FLAT, CITY water and closet. \$15—627 3d av NE, 6 rooms, city water. \$18—640 Jackson st NE, 4-room flat, modern except heat. \$18-3211 15th av S, 7 rooms, city water and

CHARLES M. MORTON, \$14-1512 20th AV N, 5 ROOMS, THIRD FLOOR, modern. \$17-240 10th av N, 5 rooms, first floor, modern. Newly papered.
\$12—1408 Grand st NE, 4 rooms, first floor; newly papered and painted.
CITY REALTY CO.,
205 Boston Block.

200 BOSTON BIOCK.

213 25th AV NE, FIRST FLOOR, 5 ROOMS, city water, sewer and closet, \$11.

904 26th av NE, second floor, 6 rooms, \$7.

729 Lenox st, second floor, 5 rooms, \$9.

2612 Monroe, first floor, \$7; second floor, \$5.

O. J. SMITH, 555 TEMPLE COURT.

Call from 12:30 to 5 p.m.

\$30-236 E 17th ST, VIRGINIA FLATS, FIVE \$17—236 E 17th st, five rooms, modern, baseent flat. JANNEY, 203 ONEIDA BLDG.

FLAT FOR RENT, UNFURNISHED, FIVE rooms and hall; up to date in every way; range, ice chest, ice and drinking water; second floor; \$20 till Sept. 1. \$85 after. See janitor, 708 8th st S. floors; pleasant summer and winter; good street and neighborhood. No. 1915 Columbus av, next to Park av. \$35 per month. Telephone owner, South 514-J2.

528 3d AV S. 8 ROOMS, CITY WATER, \$25.

ELEGANT SIX, SEVEN AND EIGHT-ROOM flats, beautiful decorations, mahogany finish, marble and tile bathroom, in the Waldorf, corner Park av and 18th st. See janitor or Vanstrum. 315 W 18th ST, VERY DESIRABLE NEW SIX, five, four and three-room flats, facing Loring park. Finest summer location in city. Also three rooms furnished. Edmonds.

\$25 AND \$30—UPPER AND LOWER FLATS, detached house, strictly modern, 2918 Park av, \$40; strictly modern house, corner Bryant-31st st. Fitzgerald, 3018 S Aldrich. SIX ROOMS, TWO CLOSETS, WATER, BATH, gas, gas range, basement with cellar, newly papered; all separate from downstairs; no children. \$16. 2647 Harriet av.

NICE CORNER SIX-ROOM FLAT, HEATED and all modern, gas, storage and bathroom, hardwood finish, second floor. Flat 3, Ottawa block, 3000 Hennepin av. FOR RENT-FOUR-ROOM SECOND FLOOR flat, No. 715 5th st S; city water. Apply to F. C. Snyder, No. 311 Bank of Commerce building.

FIVE-ROOM FLAT, MODERN EXCEPT HEAT. one block to Chicago av car line; \$15 hardwood floors. L. L. Sutherland, 503 Oneida block. PLFASANT FOUR-ROOM MODERN FLAT, EX-cept heat; \$10 per month. Key at 659 4th av NE. Newly papered. Walking distance. THREE AND 6 ROOMS, STEAM HEAT, FINE condition; walking distance; no children, \$17.50, \$25. Room I, 412 Nicollet av. ASHMORE, PLEASANT SIX-ROOM SECOND-floor flat, 3125 6th av SE, \$31 Sept. 1. Ed-wards & Brewster, 803 Guaranty bldg.

TO SUBLET, MODERN SIX-ROOM APART-ments in sunny flat, \$40 per month; phone S 1170 L2. No. 2431 Hennepin av S. FIVE-ROOM MODERN FLAT, AT 924 E 24th st, \$10 only to small family. Inquire Weis-kopf, 515 1st av S. Both phones,

THREE, FOUR AND FIVE-ROOM FLATS FOR rent; modern; at 1517 Portland. Call up 3137 T. C. phone. W. H. Cray. \$25 PER MONTH, MODERN FLAT FOR SMALL family at 419 6th st S. Call in store, North-western Mantel Company. FIVE FOUR-ROOM ALL MODERN FLATS; rent reasonable; see janitor; rear 312 E 14th st.

MODERN FIVE-ROOM FLATS, CLINTON AND 18th st. Inquire on premises. Frank Miller. FOR RENT—SIX-ROOM MODERN FLAT IN excellent condition; \$38. 1025 3d av S, flat 8. NEW MODERN FLAT, SIX ROOMS, HOT WA-ter heat. Ready July 15. 2705 Chicago av. FOR RENT-AT 416 5th ST S, 4-ROOM FLAT; gas, city water. Pike & Cook,

Furnished Flats. SIX NICELY FURNISHED ROOMS, COMPLETE for housekeeping, ground floor, large shady lawn, cheap to right party until October. 2000 Portland av.

MODERN FIVE-ROOM FLAT, EVELYN FLATS corner Hawthorn and Bryant; no children; call between 11 a.m. and 8 p.m., flat 5.

FOR SALE—FURNISHED FLAT AT BARGAIN can more than make rent by rerenting. Call during day, 2 11th st S.

st and 2d av S, including house, large brick addition and barn. Walter L. Badger, 300-304 Oneida bldg.

DOCTOR IN ANDRUS BUILDING WILL SUB-let office forenoons to reputable physician. Address 2381, Journal.

STORE FOR CONFECTIONERY, TAILOR OR light manufacturing; 14 Central av, Nicollet island, \$15; shop next door \$8. \$30—329 HENNEPIN, REAR, SECOND FLOOR. \$12—1412 E Franklin; gad tailor shop. Find-ley, 517 Andrus bldg. HALF OF STORE FOR RENT. ONE OF THE best locations in the city. 10 5th st N, opposite West hotel.

REAL ESTATE FOR SALE

Improved.

FRANKLIN BENNER'S BARGAINS IN CITY PROPERTY. 508-4-5 Bank of Commerce Bldg. \$1,450—Good eight-room house, not modern; 32d av S near Lake st; large lot, 48x142.8, with alley and facing west; good cement cellar, cistern and well and barn for eight horses. Have been offered \$1,750. Terms cash \$1,000, and balance \$10 per month.

1,800—House of seven rooms and wood-shed; city water, stone sidewalk, cel-lar, alley; lot 50x125 facing east; Cedar av car service. Terms \$200 down and \$20 per month; 20th av 8 near Lake st.

1,800—On Longfellow av S near 32d st; house of seven rooms and good wood-shed; city water and cellar; lot 45x 125; corner lot fronting east; stone sidewal; terms \$200 down and \$20 per month. \$2,200—"Brand New" house of six rooms
with hardwood finish; 15th av S near
31st st; large lot and 14-foot alley;
east front, stone sidewalk, city water
and sewer; bath and closet, gas, and
bells; screens and celiar; one block
from Bloomington av car; cash \$000,
balance on easy monthly payments.
Williams' addition.

\$2,500—Twelve-room house on 18th av 8, near 21st et; lot is 50x125.6 and faces near 21st *: lot is 50x125.6 and faces east; alley and city water and sewer; stone sidewalk, curb and gutter and light in street; bells, storm sash and screens; large barn. Place cost over \$3.000 when built. New shingles two years ago. Owner has moved away from Minneapolis. Terms \$500 down and balance almost any way you want to pay.

NEW MODERN HOMES.

\$3,750—For exchange. A fine new, mod-ern 8-room house; hardwood flors all over, hardwood finish downstairs, first-class heating plant, laundry, bathroom with best modern fixtures, and a well-lighted attic; gas and gas fixtures throughout. The owner will take a few good vacant lots of a small tract of land in part payment.

An elegant new 8-room fully modern house; fine hot water heating plant, quarter oak finish, hardwood floors, full basement, large attic, One of the finest homes of its size in the city. Just completed, Don't fail to see it. Location 8th ward, near Lyn-

\$7,000—A very fine nearly new 8-room fully modern house with east front lot and a good barn, in Lowry Hill district. This is a bargain. Get full particulars at office.

6-room house; hardwood floors, bath-room fitted with best modern fixtures, gas, city water, front vestibule, all rooms well lighted and conveniently planned; lot graded and sodded. Here is a fully modern home, except heat, at a very low price. Terms easy.

We have a brand-new house of seven rooms, hardwood floors, columned openlings, reception hall, front and back vestibule, back-felted, windows packed in mineral wool, and worth \$2.000 to any one. Located on a piece of land 50x646 feet, containing about two acres, extending from 6th av to 8th av, between Russell and Sheridan avs N, which is worth \$2.000. All fenced and in garden; front of house facing on 6th av; will be graned down and house completed in every detail, and we are going to give you the BARGAIN OF YOUR LIFE.

Look at it today; just at the end of the 6th av car line. SEE THE VIEW.

Sitting on your front porch you can look out over the lake and see the setting sun as it dreps down beyond the verdant hills in the distance. You can stand on your back porch and see your garden, a tract of land equal to a large farm in Holland, extending 646 feet, in the rear; or you can walk 50 feet and step on a car that will bring you to the heart of the city in 15 minutes.

What more do you need? If you buy this, you own a nice part of the world—with a fence around it—all for \$2,000.

\$4.800—2635 Harriet av: absolutely modern; finished in very handsome hardwoods, with pollshed hardwood floors; nickel and porcelain plumbing; a very fine heating plant; eight rooms, with gas fixtures and window shades complete; very fine bathroom, furnished with the very best of plumbing; electric bells; plate and leaded glass windows; full attic and basement; fine mantel; screens and storm windows; all rooms and halls very elegantly papered; good vegetable cellar and furnished laundryroom partitioned off; watermeter; house back-plastered. In fact, everything you can think of. Bullt for a home; finished last December. Owner obliged to leave the state. House cost to build \$5,000; lot is a beauty; certainly worth \$1,000; sewer, water, everything in and poid for. All this for \$4,800. Go in and look it over. Occupants will show you thru. Don't pass this up thinking it's one of those daily advertised bargains. Remember, it's one of the rare ones and sure to go. Are you the lucky one? Go in and look it over. Don't be afraid; you are welcome.

PAUL BEUHLER,

This is, a 12-room house (six sleepingrooms) besides bath, halls and closets; also
entire third floor which can be fitted up
as a ballroom or billiardroom. The house
is built of brick. Lot 58x185, with west
front. Entirely modern; gas and wired for
electricity. Combination heating plant.
Hardwood everywhere. Parlors finished in
polished cherry, quartered oak elsewhere.
Bookcase in library and sideboard built in
in diningroom. Walls frescoed and parquet flooring in hallway. Stained glass
window in stairway space. Liberal closetroom and cedar storage closet in third
story. Three porches; cement driveway
and auto shed. Full basement, large laundry and 125-barrel cistern beneath with
brick filter. Furnace improved combination; brick ashpit. Hennepin car less than
one block and in the best school district in
the city (Douglas school). This beautiful
residence is on Colfax av near Franklin.

FRANKLIN BENNER,

503-4-5 Bank of Commerce Bldg.

\$1,250—2209 12th AV S; EIGHT ROOMS, ARranged for two families; cellar, cistern, well.

***sugget for two families; cellar, cistern, well.

\$1,250—2203 19th av S; five rooms; city water, large cellar, good well; let 25x150; large wood and storehouse on rear of lot.

\$1,800—2923 Dupont av N; eight rooms; city water, gas, cemented cellar, well, storm windows, screens; large barn, with chickenhouse attached; lot 45x129 to alley.

\$2,300—3016 Pleasant av; eight rooms; summer kitchen, storehouse, city water, wet sink; lot 46x129 to alley; parquet floors, expensive decorations, painting, etc.

\$4,000—3113 3d av S; strictly modern, up-todate residence, in the best residence section of 3d av. This building should be thoroughly inspected to appreciate its BARNES BROS., 200 Oneida Block, 104 4th st S.

We Will furnish the money to BUY OR BUILD for you MAY AMOUNT, ANYWHERE, ANY TIME. Payments very EASY, LESS THAN RENT.

CALL AND INVESTIGATE. AMERICAN REAL ESTATE INVESTMENT 602 ONEIDA BUILDING.

\$1,800—VERY CHARMING COTTAGE IN WALton Park, now being completed; No. 3640 Fremont av N. This beautiful little perfect piece of architecture from the pen of Lowell A. Lamoreaux has polished floors throughout, large bathroom fitted in porcelain and silver; a semi-full basement, with cemented floor; gas in every room; art glass and odd windows give the cottage a most chic appearance. Everything used has been the best; cedar shingles, cedar siding, double floors, with paper between, back plastered throughout; nothing cheap. Terms very easy. Edmund G. Walton, 300 Hennepin av.

REAL ESTATE FOR SALE

Improved. Continued.

\$4,500—EAST SIDE, 10-ROOM MODERN house, near state university; fine lot and trees. Must be sold soon, and you can get a bargain get a bargain.

Beautiful home in Sunnyside addition.

O-Beautiful home in Sunnyside addition.
O-Fine eight-room modern house; large east-front lot; on Bryant av S. near 27th st. Owners leaving city.
O-2½ acres, eight-room house, barn, chickenhouse and yard; beautiful yard and trees. Near Bryant av car line.
O-One acre, seven-room house, just painted and shingled; some fruit; household goods, including plano, thrown in if sold in next ten days. Near Lake Harriet. Some cash and monthly payments.
loan money on real estate.
LAUDERDALE CO., & SLOANE,
355 Temple Court.

355 Temple Court.

\$4,750. 2421 ALDRICH AV \$, \$4.750. Your chance to buy a new, 10-room, modern home in Sunnyside district; hardwood finish, vestibule and reception hall, panel wainscoted, seat to open, large plate mirror at stairway leading to second floor; hardwood floors throughout; fireplace, mantel and grate; sideboard; open nickel plumbing; tollet in basement, vegetable cellar, laundry and coalbin; watermeter; fine heating plant, hot water and hot air; sewer, city water and gas connections; stone steps and walks and lawn sodded; house back-plastered and warmly built. Terms one-third cash and balance your own terms at 5½ per cent. Immediate possession. J. F. Crichton, owner and builder, 207 9th st S. N. W., Main 1647-L1; Twin City, 3849.

NOW IS YOUR CHANCE TO GET A COSY

LITTLE HOME.

A new house of six rooms, large lot, located near 32d av N and Girard; must be sold at once and we will accept any reasonable offer.

Essy terms given. near 32d av N and Girard; must be sold at once and we will accept any reasonable offer. Easy terms given.

We have some choice bargains in small acre tracts near the city, running from 2½ acres to 20 acres. Have some fine 5 and 10-acre tracts just north of Camden Place at \$90 per acre; 10-acre tract at St. Louis Park at \$80 per acre; 10-acre tract at St. Louis Park at \$80 per acre; 10 acres with a ne whouse on at St. Louis Park for \$1,500; 7½ acres just south of Lake Harriet for \$1,000; 12½ acres just south of Lake Harriet for \$1,000; 12½ acres just south of Lake Harriet for \$1,000. These are a few samples of our bargains. We have many more pieces which we are anxious to dispose of.

W. H. Gould, 405 Bosten Block.

> ARE YOU A RENTER? IF SO, WHY?

WE will BUY or BUILD you A HOME on monthly payments LESS THAN RENT. Ask your neighbor.

U. S. INSTALLMENT REALTY CO., Kasota Block. Both Phones.

\$5,800—EAST FRONT, NEW 8-ROOM HOUSE, just finished, at 2504 Garfield av, Douglas school district; no contract work, and built for owner; ventilating system, swell mantel, built-in sideboard and china closet, with lots of fine panel work; completely fitted kitchen, lavatory on first floor; beam celling, hardwood floors and hardwood finish throughout; fine bathroom, linen closet and medicine cabinet; up-to-date plumbing; lots of rich plate and leaded glass; eight-foot basement, divided into compartments, consisting of up-to-date laundry, vegetables, fruit, coal and bollerrooms, first-class hot water plant of large radiation; large attic; storm windows; good terms can be made; open Sunday.

PHIL T. MEGAARDEN,
785 Temple Court.

DO YOU WANT TO RAISE CHICKENS?
Keep a cow? Horse? Dog? Then buy
3509 Snelling av. Four lots, 160x150
feet. New three-room cottage, city water, back plastered and papered; good
ban and chicken house; easy terms if
desired. Only \$1,000. See it today; it's
a winner. Now hurry and get your
money up, or you'll lose it.

MORRISON-CRITTENDEN CO., 507 PHORNIX. \$\frac{1}{5}\text{00} - 1921 3d AV S; 3 ROOMS; STONE walks; thoroughly modern. Lot 40x128. \$\frac{1}{5}\text{4}\text{500} - 2750 Fremont av S; 9 rooms; thoroughly modern; \$\frac{1}{5}\text{4}\text{500} - 2750 Fremont av S; 9 rooms; thoroughly modern. Lot 50x128. \$\frac{1}{5}\text{4}\text{500} - 2613 2d av S; 8 rooms; thoroughly modern. Lot 50x128. \$\frac{1}{5}\text{4}\text{500} - 2613 2d av S; 8 rooms; thoroughly modern; large barn. Lot 47x128. \$\frac{1}{5}\text{6}\text{000} - 1971 Kenwood parkway; 8 rooms; thoroughly modern. Lot 64x145. \$\frac{1}{5}\text{7}\text{500} - 3118 Park av; 12 rooms; thoroughly modern. Lot 48x117. \$\frac{1}{5}\text{500} - 2128 Hennepln; 12 rooms; thoroughly modern. Lot 51x135. A fine corner. MINNEAPOLIS TRUST CO, 4 4th st S.

GREAT BARGAIN IF TAKEN AT ONCE-A grate man's country and city home. Modern nine-room house and bath, open nicket plumbing, combination heat, large, high, light rooms; grate and mantel; storm sash, screens. First floor, hall, double parlors, library, dining-room, kitchen, woodshed, city water, cistern, well, large barn and shed; four lots; high elevation, beautiful view overlooking city, Lake Calhoun, Foreman and Warren parks; 1½ blocks Como cars. Cut price, \$5,000, with one lot or \$7,500 with four lots; part on time; worth

worth \$11,000. Call at premises, 3416 Hum boldt av S. \$3,000-A NOBLE HOUSE OF ELEVEN LARGE beautiful rooms; No. 826 Logan av N. This bouse has full basement, with a fine furnace, extra special kitchen and laundry arrangements; fine polished woods; complete system of plumbing; everything expensive and luxurious. Cost to build, \$6,500. Take 6th av N car. Other houses adjoining of equally expensive type and social qualities of the neighborhood very high. Edmund G. Walton, 300 Hennepin av.

\$3,600—ELEGANT MODERN HOUSE AND barn, new, 5th av S, near 32d st. \$3,300—New modern, 7-room house, Clinton av. near 31st st. \$3,000 to \$9,000, Park av residences, in side 33d st. Choice bargains in houses and lots,
L. L. SUTHERLAND,
508 Oneida Block.

508 Oneida Block.

\$3,200—NEAR 19th ST AND HENNEPIN AV, on an east front lot, 50x135, I have for sale a seven-room house, capitally located and very inviting to consider. The great charm is the location, and the fact that you can live in such a place for such a limited sum of money. The lot will always sell for enough to make your investment absolutely sure. Terms fairly easy. Edmund G. Walton, 800 Hennepin av.

\$1,700—COTTAGE AND BARN, TWO LOTS, Spring Beach, Lake Calhoun. \$1,800—5-room house in good repair, 646 Erie st SE. \$1,800 for house, 2919 30th av S, and adjoining lot.
TINGDALE BROS.,
Bank of Commerce.

NEAR LAKE CALHOUN,
3133 Irving Av S.
\$5,700 buys a 9-room home, up-to-date and modern in every particular; hardwood floors and figish, porcelain bath, open nickel plumbing, hot water heat, instantaneous heater in hathroom; auto-house; gas and electric lights; lot 60x132 feet.
THORPE BROS., Andrus Bldg. FOR SALE—HANDSOME 10-ROOM HOUSE, modern in every respect and in fine condition; gas, hardwood floors, two mantels, elegant sideboard, laundry, furnace, lawn, trees, etc. Situated on Hennepin av near Franklin; close to churches and school. Price \$9,000. Easy terms. No trade. Address 2234, Journal.

HOMES FOR WORKINGMEN. \$3.75 PER month starts you. Investigate our plan and you will be surprised to find how easy it is to get a home of Your own. Come and get a list of the houses we have built for others. Office open Wednesday and Saturday evenings until 9 p.m. Western Investment and Realty Co., 208 New York Life building. WE WANT OFFERS ON THE FOLLOWING property: No. 418 Penn av N; lots 6, 7, 8; block 28, Cottage City addition. Lots 19 and 20, block 7, Riverside addition; lot 1, block 1, Monett & Nind's addition. \$800—Lots 5, 6, 7, 8 and 9, block 1, in the Heights addition. Prouty & Hall, 540 Temple Court. T. C., 8121.

\$7,500—2001 WEST 21st ST. \$4,500—1900 Portland. \$4,200—2545 Colfax. \$3,200—1908 Colfax. All bargains. Might take farm towards first. RAIT, BANK OF COMMERCE.

IF YOU ARE LOOKING FOR A SNAP, LOOK this up. Eight-room house on Cliuton av. near Central high school; newly painted and decorated; elegant screened porch, cellar, combination heat, porcelain bath, etc. Also large barn. Price too low to mention. Address 2724, Journal. \$2,000—LOOK AT THIS TERRIBLE SACRIfice in a property. Two houses, seven rooms
each, with city water and sewer connections,
wet sinks, etc.; 2618-2620 Stevens av S; stone
walks, stone curbs, fair stable; lot 55x126
feet, east front. Must be sold at once. Edmund G. Walton, 300 Hennepin av.

o coner, 198x157 to 20-foot alley, with o exclusive railroad trackage; also convenient to depots, mills, etc. Terms to suit. O Thorpe Bross. Andrus building. LOOK AT 2640 HARRIET AV, NEW, JUST finished, eight rooms, strictly uptodate, best of everything; all the improvements in and paid for; see it; open Sunday from 4 to 5 p.m. and evenings. Gleason, 509 Phoenix.

\$2,450

2907 Columbus av S—An eight-room house, renting at present for \$23 per month. Cellar, well, stove heat. In first-class repair. Newly painted and shingled. Lot 40x128 to alley.

THORPE BROS.. Andrus Bldg. \$4,000—THE PRETTIEST NEW 8-ROOM house to be found in the city. So tasty and neatly finished that you will surely like it. Near Hennepin car line, inside of Lake st. The E. A. Conrad Co., 513 Phoenis

REAL ESTATE FOR SALE

Improved. Continued. \$950-\$100 DOWN AND \$15 A MONTH, INCLUD-

ing interest, charming little house, almost two years old, in Walton Park. Look at 3756 Bryant av N. You will like it; six or seven rooms; large lot, east front. Edmund G. Walton, 300 Henrepin av. HOUSE AND FOUR LOTS, \$1,000. NEW house, 3509 Snelling av; back-plastered, new nicely painted, fine shape. Also barn and chickenhouse and 160x150 feet of ground. Only \$1,000; easy terms. See it today. Morrison-Crittenden Co., 507 Phoenix.

340 Snelling Av.

A neat little home down the Minnehaha av way; 1½ stories, 7 rooms; built in 1902; well and two lots, 80x150. Terms to suit purchaser. THORPE BROS., Andrus Bldg. NORTHEAST BARGAIN. \$1,500 for two houses, 68 and 70 7th av NE Lot 66x116.
MINNEAPOLIS TRUST COMPANY,

4 Fourth at S.
800-ATTRACTIVE, NEARLY NEW, MOD ern, of 10 rooms, selected hardwoods, hot water heat, windows mostly all plate, two tollets, east front, eighth ward. E. H. Bass, Guaranty bldg.

BUSINESS AND FLAT BUILDING IN GOOD location; flat one of the finest in the city might consider improved real estate or a few acres in trade; building and business for sale 2643, Journal. NEW, MODERN, DOUBLE HOUSE. BEST IN-

vestment in Minneapolis. Rents for \$60 per month. Hardwood finish throughout. \$5,300 if taken within ten days. N. W., 1226-J2 S. 125 E 36th st. NO. 3228 HENNEPIN AV—A NEW, EIGHTroom house, modern in every respect. Has never been occupied. Easy terms. Make us an offer. J. F. Conklin & Zonne Co., 115 Temple Court.

NEW, MODERN, SEVEN-ROOM COTTAGE hardwood finish, sideboard, columned openings fine bathroom, laundry. Large east-front lot Open Sunday, 8728 4th av S. N. W. 1226-J2 S.

EAST FRONT MODERN EIGHT-ROOM HOUSE and adjoining lot; lot separate if desired; best car service in eighth ward; cheap for cash; owner leaving city. Address 2614, Journal.

PARK AV, 3137, SEVEN-ROOMED, HARD wood floors and finish, both stories; hot water heat; thoroughly modern; built for economical living. Holt, premises, or 623 E 14th st. MAKE OFFER FOR NEW 8-ROOM HOUSE, modern except heat; hardwood finish and doo open plumbing, gas fixtures, shades, sto windows and screens. 2617 Lyndale av S. WE HAVE CUSTOMERS WHO WANT SMALL houses, anywhere in the city, both for cash and to exchange for larger properties. Prouty & Hall, 540 Temple Court. STORE AND DWELLING ON 20th AV N

Rent \$26 per month. \$2,000 takes it if sold quick. \$1,200 can remain on mortgage. Newhall, 550 Temple Court. MONARCH COMPANY, 655 TEMPLE COURT Minneapolis, offers for sale three fine, modern dwellings. See announcement in business chances, today's paper. 1,800-7-ROOM HOUSE, NEAR CALHOUN,

also two lake front lots, \$350 each. This is snap, as owner is leaving the city. Call at 3009 Fremont av S.
\$4,000—VERY LARGE CORNER, BRYANT-31st with strictly modern eight or nine-room ouse. Liberal terms. Fitzgerald, 3018 Aldhouse. Li HAVE CLIENTS WANTING CITY IMPROVED

property in exchange for lands. List with me for quick results. E. W. Greenfield, 925 Phoenix, FOR SALE-BY OWNER, BUSINESS PROP-Good reason for selling. Inquire at 732 E A BARGAIN IF TAKEN IMMEDIATELY, 12-room modern house, hardwood finish through-out; double lot. See owner at 2212 Fremont av S. 15th st.

\$2,000-TERMS TO SUIT, 2817 BLAISDELL, 7 rooms; good condition; not modern; extra large lot; trees, barn., Fitzgerald, 3018 Aldrich S. NEW MODERN HOUSES, NEAR 800 SHOPS, sale or rent. New Boston lots, liberal terms. O
Will build to suit. Blake, Lumber Exchange. O O O O O O O O O O O O O O O O O BARGAIN 72-ROYALSTON AV; TEN-ROOM GREAT BARGAIN NORTH MINNEAPOLIS. large corner, house, barn, shade trees; line. Lake Park Land Co., 236 3d av S. 1028 7th ST SE. MODERN, 8 ROOMS, PRICE low. Call and examine. \$1,800 will handle property. Balance one year. 2971, Journal. FOR SALE-BY OWNER, 2635 2d AV S. 12room modern house, large lot, 94x128, shade trees, garden and good barn; \$5,200. \$6,000 FOR MODERN DOUBLE HOUSE, 1816-18 Portland av; 9 rooms each side; fine heate J. C. Hall, 736 Lumber Exchange. 2819 3d AV S, VERY PRETTY COTTAGE, large lot, with trees; if you want home see this. Darrow, 1026 Guaranty. \$2,800-FOR SALE OR RENT-MODERN 7

Unimproved.

WE ARE OWNERS OF THE FOLLOWING:
Lots at Lake Harriet, each \$100
10 nice lots on Colfax and 33d N, each 200
2 perfect lots at Lake Harriet 225
2 lots on Pleasant at 39th st, each 225
2 lots on Garfield at 39th \$25
Lot on Pillsbury at 39th \$25
Lot on Pillsbury at 39th \$25
Lot on Pillsbury at 39th \$25
Lot on Aldrich near 35th, each 350
2 lots on Aldrich near 35th, each 450
2 lots on 10th av S near 33d st, each 550
Lot on Upton av S near 33d st, each 550
Lot on Upton av at 41st 600
Lot on Lake st at Humboldt av S 700
Lot 1, Minnetonka Beach 1,000
Lot on Lake of Isles boulevard at 26th 1,150
Lot on Emerson near Lincoln, east front 1,450
35 lots on Lyndale, Garfield, Pleasant and 48d sts, each, \$150 to 120
Nice 10-acre piece across city limits, close to car line.

We have many more properties which are not listed here. Call on us for your wants in real estate. We can supply them.

CROCKER & CROWELL,
S15 Bank of Commerce Bidg.

A SNAP IN LOTS.
\$50—Per lot.
\$10—Cash.
\$5—Monthly. No interest.
For handsome lots, 46x128, within two blocks
of car line, on North Side, and
\$95—Per lot.
\$25—Cash.
\$5—Monthly. No interest.
For handsome lots on Pleasant and Pilisbury
at 46th st, three blocks from Nicollet av car
line.

line.
All the above lots are worth more money a are selling rapidly. Look them up at once.
THOMPSON BROS.,
101 4th st S.

BUSINESS LOTS.
\$3,000—Lot on 8th av S, between 8d and 4th sts, 66x132, has a house on it renting for \$20 per month.
\$6,800 for 68x165 on 1st st N, between 2d and 3d avs. A decided bargain.
\$30,000—Corner of Hennepin av and 9th st, 85x123x145; house rents for \$53 per month. MINNEAPOLIS TRUST CO.,
4 South 4th St. ELLIOT PARK FRONTAGE.

A half block 150x250 feet, lying high, with fine shade trees and most excellently adapted for a large, fine residence, fiats, hospital, school, church or other large structure; can be bought at the very low price of \$11,500, on a 10 per cent payment. Owner would consider loan on property when improved. W. W. Clark Realty Co., one-price dealers, 313 Nicollet av.

READ.

Lots nes: Minnehaha Av. S.
\$175 each for 5 east front lots on 31st av S, between 32d and 33d sts; size 42x129 feet to allev.
\$150 each for 14 west front lots on 33d av S, between 32d and 33d sts. 42x141 feet each to allev.

\$325 each, east front lots on Nicollet av, between 38th and 39th sts. City water in and paid for. Size, 40x179 feet to alley. Terms, \$25 down, balance easy.
\$750—East front lot on Grand av S. between Franklin and 22d st, size 40x128 feet.
\$950—South and east front corner of Grand av and 22d st, size 46½x128 feet to alley. THORPE BROS.,
Andrus Building. Andrus Building.

\$2,000.

Perfect east front lot, fine trees, all improvements, opposite Dr. Kimball's beautiful grounds, Stevens and 24th st; sell for less than half cash cost 16 years ago. Edwards & Brewster, 803 Guaranty building.

REAL ESTATE FOR SALE Unimproved. Continued.

JOHN I. BELL,

323 HENNEPIN AV.

Double corner, Hennepin, 33d st, \$500; lot,
Railroad av, below 40th, \$75 cash. 1703, 1705
31st st, \$750 each. 3101 18th av S, \$1,000.
Furnished cottage, choice Minnetonka location, cheap remainder season.

\$700-BUT OWNER WANTS BEST OFFER AT once, a corner lot with stone walk, sewer, city water, fine shade, near Hennepin car line, inside of 27th st. A fine place for a nice cottage or home. See this at once, if you wish a good purchase. The E. A. Conrad Co., 513 Phoenix.

\$10 DOWN, \$5 MONTHLY, LARGE HIGH LOTS Lake Harriet, 48th st, price \$100. \$200—Dead snap, large corner, 33d st, near Emerson av S. See my signs on Pillsbury, 34th, Dupont, 33d. Fitzgerald, 3018 Aldrich av S. LOT BARGAINS-OAK PARK.

\$315—Fmerson, near 6th av N. \$350—Irving, 10th av N, sewer, water. \$325—8th av N, Humboldt, sewer, water. C. G. LESTER, CENTURY BLDG. WANTED—TO CO-OPERATE WITH PARTY owning acres inside city limits, suitable for platting. American Real Estate Investment Loan Co., A. Elken, manager real estate de-partment, 602 Oneida bldg.

95 ONLY FOR GOOD LARGE LOT, NEAR Lake st, Minnehaha car line; level; no better lot; next block just sold for \$125. P. M. Woodman, 703 Lumber Exchange.

O-ACRE FARM 41/2 MILES OUT OF CITY: lies level; 50 acres in cultivation, balance woods; only \$35 per acre. Newhall, 550 Tem-ple Court. CHOICE 50-FOOT EAST FRONT ON HUM-boldt av S at 24th st for \$1,300, Half cash. Newhall, 550 Temple Court.

MAKE OFFER EAST FRONT LOT, 44x128, 2d av S and 27th. F. J. Percival, 1006 Guabuilding.

2,400 MEN AND WOMEN WANTED.

ROSEBUD RESERVATION LANDS.
AT \$4 PER ACRE.

Go early and avoid the rush. For further ROSEBUD LOCATING AGENCY,

ing, except Saturday evening, at 7 o'clock.

20 acres, 10 miles west of city, best soil, some timber, fine place for garden, poultry or fruit, only \$800.

INDEPENDENT. 30 miles of Minneapolis, and close to Sta-tion, 138 acres of fertile land, with a pretty fair set of buildings, windmill and one of the prettiest vards in the state; about 40 acres

CITY MAN'S COUNTRY PLACE; 180 ACRES, OITY MAN'S COUNTRY PLACE; 186 ACRES, 1½ miles from Downing, 3 miles from Glenwood, Wis., 60 miles east of St. Paul, 20 acres cleared, remainder heavy maple "sugar bush" and pasture, fenced; large, beautiful, neverfreezing trout stream on two forties; small spring ponds, new modern seven-room frame house, hard maple floors, stone foundation and besement cellar, basement barn, 1½-story granary and toolhouse; fine well with pump; hydraulic ram could be run by creek if desired. Ideal stock farm and attractive home for city man. Price \$3,950. All summer's expenses with family could be paid by pasturing tock, and a good balance left. Harris Baldwin, owner, Glenwood, Wis.

COUNTRY HOME ONLY \$500.

Owner who is about to leave the country will relinquish his right to 80 acres good government hardwood timber land, building and clearing; railroad crosses land; only two miles

map.

TINGPALE BROS.,
Bank of Commerce. Minneapolis, Minn.

OUT THEY GO

To North Dakota. Put your money in land and you will not lose. Don't wait; go now to the broad prairies; black soll, heavy grass, good water, native coal, splendid crops. Free homesteads and land adjoining. Prices \$7 to \$12 per acre; easy terms. Good neighbors, schools and churches. An independent home; and, for the man that will invest some money, sure and safe profits. Write for full particulars. Wm. H. Brown Co., 131 La Salle st. Chicago, or Mandan, N. D.

USE YOUR TIMBER RIGHT.

chantable pine, spruce, cedar, etc., ready market for timber, no residence required. Also brush, prairie and hardwood timber homestead claims. Call or send 4c stamps for particulars, map and homestead law.

TINGDALE BROS.,
Bank of Commerce. Minneapolis, Minn. Bank of Commerce. Minneapous, Minn.

If YOU WANT A HOME
You need not leave Minnesota; you can buy land cheap here; better land and better located to the markets than you find in the far west. We have over 25,000 acres for sale only 75 miles from Minneapolis in Minnesota and Wisconsin; can also locate you on a homestead, or stone and timber claim; maps and particulars free. John G. Allen, 305 2d av S.

6 ACRES CULTIVATED, BUILDINGS WORTH \$600, 15 miles from city, 2 miles to station; paid only \$700. 120 acres, 80 acres in crop, potatoes, oats and rye; crop goes with land. Buildings complete worth \$3,000; 15 miles from city. Price only \$5,000. 40, 60 or \$0 acres, part cultivated, only 6 miles from city. Price only \$30 per acre. L. L. Sutherland, 503 Oneida blk.

HIGH CLASS FARM.

240 acres highly cultivated, splendid buildings, six miles from Hendricks, Minn.; three Miles from Astoria, S. D., near school and church, \$50 per acre. Write for particulars and photograph.

TINGDALE BROS.

Bank of Commerce. Minneapolis, Minn.

LANIS.

\$400—80 acres, Prin. cto., Minn.

\$650—160 acres, Miller, S. D.

\$1,000—100 acres, Aberdeen, Brown Co., S. D.

\$1,275—80 acres, Benson, Minn., Swift Co.

\$1,000—120 acres, Farmington, Minn.

\$250—160 acres, oil land, Kansas, 100 pet profit,
HOBART LAND CO., Phoenix Building.

FINEST INVESTMENT
IN NORTH DAKOTA.
The Hope Land and Investment company has
11,520 acres of land in western North Dakota
for sale. Four miles from town; good soil;
rich grasses and fine water. Write for terms
to

FOR SALE—IMPROVED FARM IN RENVILLE county, I Minnesota, two miles from a good German town and railroad; at a sacrince, if sold before Aug. 1st; one-third of crop is included. Price \$7,200; easy terms. For full information apply to U. S. Exchange Co., 632 Boston block, Minneapolis, Minn.

to alley.
Terms, \$25 down, \$10 or more per month.
THORPE BROS.,
Andrus Building.

MUST BE SOLD. FINEST LOT IN CITY. A GREAT SACRIFICE.

FINE LOT, SOUTH FRONT, 50x140, ON RIDG-wood av, \$1,800. Lot, Bryant av N, near 24th, 50x157, \$450. Want offer on lot, Garfield av near Lake. Have double corner, Wolvertons' addition, \$1,300, fine lot, Harriet av near 25th, east front. Lots all parts of the city. Let me know what you want. A. D. Eads. 209 Bank Commerce building.

\$450—COLUMBUS AV, NEAR 34th ST; SEWER, water, gas. \$425, Oakland av, near 34th; city water and gas; easy terms; 25 lots for \$700, cost \$3,100. \$575, Chicago av, near 32d st; sewer, stone walk paid for; it's a snap. \$735, Park av, near 34th st, 49-foot lots; sewer, water and gas; 18-foot boulevard. See me for bargains. L. L. Sutherland, 508 Oneida blk.

FINE LOT, 60x171, ON BOULEVARD OVER-looking Lake Harriet, near 42d st, at bargain price if taken within 30 days. F. J. Percival, 1006 Guaranty building.

WE HAVE A LOT ON PILLSBURY AV AND 35th for sale at \$150 cash. Newhall, 550

Farm Lands.

Lands near by selling at \$20 to \$30 per acre, You can register any day now, until July 23. Drawing takes place at Cham-berlain, S. D., July 28, 1904. It takes three days to go out and back. Round trip tickets for \$14.90. Investbent of \$30 may bring you 160 acres of land worth \$3,000 to \$4,000. If you prefer lands in the Sioux Reservation in Lyman county, the Sloux Reservation in Lyman county, S. D., you can get them for 50c per acre at Chamberlain, S. D.

Five years time in which to pay for any of these lands. Costs you \$2 to join our colony—\$30 will pay your railway fare, hotel bills and your registering, drawing and locating fees. Train goes every evening, except Saturday evening, at 7 o'clock.

some timber, fine place for garden, poultry or fruit, only \$800.

74-acre farm, on the main road between this city and Minnetonka; 25 acres cultivated, 10 acres meadow, some fruit; good buildings very cheap at \$3,500.

A fine \$0.acre tract, three miles west of city limits, covered with timber. Want offer on it. Must sell.

40 acres, two miles from Hopkins; good land. Would make nice little farm. \$1,280; easy terms.

We have some splendid bargains in well-improved farms in Wright, Sherburne, Stearns, Isanti and Anako counties. Ask for circulars, giving price and description of these farms.

JULIUS GROSSE & CHRISTENSEN,

331 Boston Block, Minneapolis.

se, near Central high school. Call at STOP WORKING FOR THAT BOSS, AND BE prettiest yards in the state; about 40 acres under plow; will cut about 60 tons of hay, enough hard wood to half pay for it; one pair horses, wagon, harnesses; 3 head of cattle, flock hens; plgs and farm machinery. Price \$4,000, and will take small clear home in on deal. Easy terms on balance.

S. A. CARLISLE,
Wyoming, Minn.

to station, stores, school, etc., and but 100 miles from Minneapolis. Call or send 4c stamps for particulars, homestead book and

USE YOUR TIMBER RIGHT.
We have just examined a number of the
best timber claims in Minnesota tributary to
railroad, river and sawmills, 400,000 feet mer-

HOMESTEADS ON THE ROSEBUD RESERVA-tion: send 50c for large sectional map and full information to Bonesteel State Bank, Bone-steel, S. D.

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