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city are Prof. Miss McLeod resident of the ivil Engineers, authority in his Montreal; C. W. LL.B., Brantorge H. Frost News Publishing S. Keith, B. Machinery, To-B. E., A. M. I. railway, Ot-Mrs. White: R. Montreal, and erwood, strucn Bridge Com-Murray, Monnto; C. de B tment, city hall s, B. Sc., Weland Miss Ross; er railways and Miss Papineau; ckes Machinery P. Q.; Captain Walker, assis-

C. P. R., Tor; Arthur Sur Georgian Bay, bald, chief enailway, Moncton city engineer Baillairge; S. G. P. Q., and Mrs. son; S. Graves, ngineer, Toronto tment of public B. Corrivean, de works, Ottawa r. H. Jones, city and Mrs. Jones; ra Falls; T. C. elph; J. B. Porter McGille Univer-London; W. J. harbor works Sproule. Jas C. S. Gzowski m of Macdonald therford, B. Ap

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order to inspect

POPULAR MEETING PLACE BUYERS AND WANT ADS. FIRST, LAST THE VICTORIA TIN

WANTED-MALE HELP. Advertisements under this head a cent a word each insertion.

r INTELLIGENT PERSON may rea good income at home in spare ne corresponding for newspapers; no nvassing; experience unnecessary. nd for particulars. Northern Press ndicate, Lockport, N. Y.

ANTED-Messenger boys. Apply C. R. Telegraph Co. HEN ANSWERING advertisements under this heading please say that you saw this announcement in the Times.

WANTED-FEMALE HELF. a word each insertion.

ANTED-A good, reliable girl, competent cook. Apply Mrs. Drury, 220

INTELLIGENT PERSON may a good income at home in spare accorresponding for newspapers; no mussing; experience unnecessar, and for particulars. Northern Press andicate, Lockport, N. Y.

N ANSWERING advertisements this heading please say that you this announcement in the Times. SITUATIONS WANTED-MALE.

RACTORS—We can furnish you laborers, or any kind of men, at notice; Poles, Slavs, Huns, ans, Lithunians, etc. Boston Ship-Co., 18 Norfolk street, New York

ANSWERING advertisements this heading please say that you this announcement in the Times.

THE PUBLIC-As prices have advanced on bottles, copper, brass, rub-ber, sacks, etc., it would be to your benefit to call and inquire prices at Victoria Junk Agency, 30 Store street.

E PAY CASH for all kinds of junk, metals and second-hand goods. Highest prices in the city paid for copper, brass, inc., rubber, iron, canvas, rope, old clothes, etc. Chicago Junk and Second-Hand Store, 10 Store street. ANTED—Old coats and vests, pants, boots and shoes, trunks, valises, shot-guns, revolvers, overcoats, etc. Highest cash prices paid. Will call at any address. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government street.

SUNLIGHT SOAP COUPONS WANTED—Toilet soaps given in exchange for these coupons by C. R. King & Son, is Wharf street, Victoria.

under this heading please say that you saw this announcement in the Times. HOUSES AND LOTS FOR SALE.

Advertisements under this head a cent a word each insertion. FOR SALE—Delightful modern house, very best location, designed by S. Maclure, and beautifully finished in cedar; immediate possession; full particulars on application. Heisterman & Co.

WHEN ANSWERING advertisements under this heading please say that you saw this announcement in the Times.

Advertisements under this head a cent a word each insertion.

OUNG MAN wishes to correspond with respectable young lady under 35 years, with view to matrimony, dark com-plexion preferred; money no object. Address "Bachelor," Times Office. WHEN ANSWERING advertisements

saw this announcement in the Times. SAANICH MUNICIPALITY.

F. R. EWING, ministratrix of the Estate of Enumett McD. Ewing, Deceased.

ART STUDIO.

MILLS, Art Mistress, R. C. A., don. Lessons in drawing, painting design. Studio, 8 Canadian Bank Commerce, Government street.

GOMAS CATTERALL—16 Broad street. Building in all its branches; wharf work and general jobbing. Tel. 820.

CARTER & DRYSDALE, builders and contractors. Houses built on installment plan. 61 First street, Phone A1062.

HAS. A. M'GREGOR, % Yates street. Jobbing trade a specialty. Twenty years' experience. Orders promptly filled.

BABY CARRIAGE TIRES.

ABY CARRIAGE TIRES—Harris & Moore, 42 Broad street, have the latest appliance for re-tiring paby carriage wheels

BOOT AND SHOE REPAIRING.

MATTER where you bought your es, bring them here to be repaired. bbs, 3 Oriental Ave., opposite old and Theatre.

ny kind, roofs cleaned and painted. or drop a card to A. Lloyd, 45 Pan-street. Best of references.

CHINESE GOODS.

ANTON BAZAAR, 106 Government St. Just arrived from China, exquisite embroidered and drawnwork table covers and dollies; also linen and silk embroidered goods. Chinese fire crackers,

COFFEE AND SPICES.

CONFECTIONERY.

AGENTS-Sell made-to-measure clothing We are going direct to the wearer with the well known "Tiger Brand" gar-ments. Get our proposition. E Boisseau & Co., Toronto.

MEN-\$8.00 will take you to Europe from New York. Agent wanted in your city. Boston Shipping Co., 18 Norfolk street, New York City. WHEN ANSWERING advertisements under this heading please say that you saw this announcement in the Times.

FOR SALE-MISCELLANEOUS. Advertisements under this head a cent a word each insertion.

A MAGIC LANTERN, slides and outfit, splendid plant, for sale, at a sacrifice. W. M. Ritchie, 107 Blanchard street, Victoria, B. C.

FOR SALE—Chevalier field glass and case, \$12; Smith & Wesson revolver, 44 cal., \$7.50; bugle, nickel plated, \$2.50; English lever watch, diamond set, \$7.50; revolver, 44 cal., \$4; English leather valise, \$3.50; Navy overcoats, \$4.50. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government.

FOR SALE—First-class steam laundry in Alasha, doing good business; will sell for \$5,000 cash. Address H. H., care of Victoria Times.

FOR SALE-Cheap, shooting gallery, or-gan and guns; also cooking stoves, furniture, etc. At the Old Curiosity cor. Blanchard and Fort streets.

FOR SALE-20,000 ft. wire at 2c. ft., 6 dump carts, refrigerator, tools, furniture, etc., at The Ark, cor. Broad and Pandora streets.

FOR SALE-One black horse, five years old, sixteen hands high, very gentle; one bay horse, six years; one sorrel horse, six years, well broke; also buggies, carts and wagons, and harness. Apply I. J. Fisher, Carriage Shop, Store street.

ENGINE FOR SALE—he norse power. Can be seen in operation at the Times Building, 26 Broad street, running Times

FOR SALE—Cheay, flags for decorating, fire extinguishers, furniture and stoves. Old Curiosity Shop, cor. Fort and FOR SALE-Naptha launch Blanche, of

the following dimensions: Length, 25 ft., beam, 6 ft. 3 in.; depth, 2 ft. 6 in.; in first-class condition. For particulars apply to E. B. Marvin & Co., i4 Wharf street.

WHEN ANSWERING advertisements under this heading please say that you saw this announcement in the Times.

LOST AND FOUND. Advertisements under this head a cent a word each insertion.

FOUND-Small sum of money. Owner can have the same by paying expenses and identifying the same. 106 N. Chat-LOST-Yorkshire terrier, answers to name of Laddie. Reward by returning to 40 Government street.

WHEN ANSWERING advertisements under this heading please say that you saw this announcement in the Times.

NOTICE TO CONTRACTORS

Thursday, Sept. 20th, for the erection and completion of a brick addition to the Williams Building, Broad street, for David Spencer, Limited. Drawings and specifications may be seen at the office of the undersigned. or any tender not necessarily

BUSINESS DIRECTORY.

HOOPER & WATKINS,

Creditors of the estate of Mrs. D. Bochon are requested to file their claims with the undersigned on or before Sept. 29th, 1906. Claims not in hand by above date will not be recognized when apportioning proceeds of sale of the estate.

CHAS. E. SONLEY,
40 Yates Street, Victoria.

ALL IN YELLOW! ALL IN YELLOW!-

give you some idea of the wealth of this

DR. LEWIS HALL, Dental Surgeon, Jewell Block, cor. Yates and Douglas streets, Victoria, B. C. Telephone— Office, 557; Residence, 122.

DYEING AND CLEANING.

VICTORIA DYE WORKS, 116 Yates street. Dyeing and cleaning; modern plant; satisfaction guaranteed. Tel. 717.

dyeing and cleaning establishment in the province. Country orders solicited. Phone 200. Hearns & Renfrew.

ENGRAVING.

GEORGE CROWTHER, engraver and stencil cutter, 12 Wharf street, opposite Post Office.

BOARDS OF TRADE, Tourist Associa-

tions, etc., should consult us when pre-paring guide books, advertising litera-ture, and ali kinds of illustrated fold-ers. We group photos artistically and guarantee best results. B. C. Photo-Engraving Co., 26 Broad street.

HARDY PLANTS.

ding plants, at reasonable prices. P. O. card will find us. G. A. Knight, Mount Tolmie P. O.

ICTORIA COFFEE AND SPICE
MILLS-Office and mills, 148 Government street. A. J. Morley, proprietor.

LATE CABBAGE PLANTS, 25c. per 100, \$2 per 1,000; cauliflower plants, 30c. per 100, \$2.50 per 1,000; greenhouse and bedding plants of the property of the percentage o

STATIONERY—We have a full line in plain and farcy boxes at most reasonable prices. F. W. Fawcett, dispensing chemist, cor. King's road and Douglas FRED. FOSTER, taxidermist and furrier, 42½ Johnson street.

Why Not Try?

There's no use getting mad if that For Sale sign you stuck on the front of your vacant house has not brought you a tenant or purchaser. Your sign has been read and re-read by practically the same people, who pass by it every day and who are too intent on other things to stop and look over the property. Now, if you would advertise in the real estate columns of the Times it would come before the eyes of all the people looking for real estate. This is because they are accustomed to have the Times tell them what property in Victoria may be had.

An Advertisement in the Times Will Give Returns

LODGES.

L. O. L., 1426, meets in A. O. U. W. Hall, Yates street, first and third Mondays in each month. Alexander Duncan, Master; D. G. McNaughton, Secretary.

COLUMBIA LODGE, No. 2, I. O. O. F., meets every Wednesday evening at 8 o'clock in Odd Fellows' Hall, Douglas street. R. W. Fawcett, Rec. Sec., 24 South Government street.

WOODMEN OF THE WORLD—Victoria Camp, No. 52, Canadian Order of the Woodmen of the World, meets in A. O. U. W. Hall, Yates street, 1st and 3rd Fridays in the month. Wm. Jackson, clerk.

K. OF P.-No. 1, Far West Lodge, Friday, K. of P. Hall, cor. Douglas and Pandora Sts. H. Weber, K. of R. & S. Box 544.

A. O. F., COURT NORTHERN LIGHT, No. 5935, meets at K. of P. Hall 2nd and 4th Wednesdays. W. F. Fullerton, Secy. VICTORIA LODGE, No. 1, A. O. U. W., meets every second and fourth Wed-nesday in mouth at A. O. U. W. Hall Members of Order visiting the city cor-dially invited to attend. R. Noble, M.W.

COURT CARIBOO, No. 125, I. O. F., meets in K. of P. Hall, corner Pandora and Douglas streets, on the 2nd Tuesday and 4th Monday of every month, at 8 p. m. For information inquire of C. B. Deaville, Fin. Secy., at Melrose Co.'s, Fort street.

COURT VANCOUVER, 5755, A. O. F., meets first and third Mondays in K. of P. Hall, cor. Douglas and Pandora streets. S. Wilson, Secy., Michigan street, James Bay. Visiting brothers cordially invited.

NATIVE SONS—Post No. 1, meets K. of P. Hall, last Tues. of each month. A. E. Haynes, Secy., Bk. of Commerce Bldg.

INSURANCE.

CANADIAN CASUALTY AND BOILER INSURANCE CO. insures against all

LADIES' TAILORS.

JACK LEE, ladies' tailor, manufacturer of ladies' silk underwear. Wrappers and waists made to order and repaired. 80 Blanchard street.

LAUNDRY.

VICTORIA STEAM LAUNDRY, 152 Yates street. Telephone 172. Satisfac-

SMITH & JOHNSTON—Barristers, Solicitors, etc., Parliamentary and Departmental Agents, Agents before the Railway and other Commissions and in the Supreme and Exchequer Courts, Ottawa. Alexander Smith. W. Johnston.

MONEY TO LOAN.

\$5,000 TO LOAN-On city real estate, first mortgage. Apply "Money," P. O. Box 423.

MONEY TO LOAN on all kinds of approved security. Unredeemed pledges for sale, cheap, at 43 Johnson street.

MACHINISTS.

MUSICAL INSTRUMENTS.

HICKS & LOVICK PIANO CO.—Agents for "Mason & Risch" planos, the Pianola piano, the Orchestrelle, 123 Hastings street, Vancouver, B, C.

COOK street. Principal, Mr. A. Long-field, F. V. C. M. Lessons in plano, violin, organ, etc. Terms on application.

MERCHANT TAILORS.

street, up-stairs, over Western Union Telegraph Office, has just received a very fine fall stock. It will pay you to call and see them. We can save you \$10 to \$15 on each suit. Please note the

Yates street. Telephone 172. Satisfaction guaranteed. Our wagons call

C. S. Baxter, Dist. Agent, 53 Wharf St.

TO LET.

Advertisements under this head a cent a word each insertion. TO LET-Furnished rooms, first-class with all modern conveniences. 141 Cad-

boro Bay road. TO LET-A seven roomed furnished cottage, bath and electric light, on Dallas road. Apply Pemberton & Son, Fort street.

TO LET-Board and rooms, piano and telephone, Bellevue, Quebec street, 3rd house from Parliament Buildings. TO LET-Furnished and unfurnished cottages, \$5 and \$7 per month. Apply 104 Yates street.

TO RENT-Suite of offices on first floor in Bank of Montreal building. Occupa-tion May 1st. Apply Bank of Montreal. TO LET-Well furnished house, modern in every respect, on car line. Apply B. C. Lend & Investment Agency, Ltd., 40 Government street.

WHEN ANSWERING advertisements

Notice is hereby given that, sixty days after date, I intend to apply to the Honorable Chief Commissioner of Lands and Works for a lease of the following described foreshore and tidal lands and territorial water rights for fishing purposes, viz.: Commencing at a post planted at high water mark on the shore of Parry Bay, opposite Section five (5). Metchosin District, thence running north one-half a mile and extending east to deep water. a mile and extending east to deep F. W. ADAMS,

Agent for H. B. Thompson, Victoria, B. C., July 4th, 1906. HE'S A WISE ONE who, when he wants help, refers to the want columns of the Times. They are the index of the cur-rent demand and supply of good help.

A BUSINESS PROPOSITION given publicity in Times want ads is sure of consideration. They go into a man's private office, his home, go into his cab or the street cars with him, and compel his IF YOU HAVE anything for sale and are averse to having the public know of it the public is not apt to become inquisi-Make your wants known through

MONUMENTS.

GRANITE AND MARBLE WORKS-

Estimate given for monuments, etc. J. E. Phillips, 74 and 76 View street. Tel. B1207.

MRS. HOOD, nurse, 17 Alfred street. Phone No. A990.

PATENTS.

PATENTS-Egerton R. Case, Temple Building, Toronto. R. L. Drury, Esq.,

PAPERHANGING.

WALLPAPERS—New designs. Wallpaper department well stocked. Jos. Sears, 91, 93 Yates street.

C. M. COOKSON, plumbing and gas-fitting; jobbing promptly attended to. Agent for Hydro Carbon Light, also Best Light; all kinds of gasoline lamps and fittings. Gasoline at lowest price in special auto cans. 97 Johnson street. Tel. 674.

POTTERY WARE.

SEWER PIPE, FIELD TILE, GROUND FIRE CLAY, FLOWER POTS, ETC. B. C. POTTERY CO., LIMITED, COR-NER BROAD AND PANDORA STS.,

SADDLERS.

HORSEOWNERS, ATTENTION!—For new goods, highest quality and lowest prices, call at A. H. Shotbolt's, 98 Douglas, Porter Block.

WATCH REPAIRING

341/2 Government Street. Telephone 1291.

REAL ESTATE AGENTS, 11 TROUNCE AVE., VICTORIA, B. C.

Seven roomed two story house, well located, near Goodacre lake, modern conveniences.

LEE & FRASER,

34,300—Eight roomed house and one acre of cleared land in orchard, on Burnside road.

\$3,300—New 6 room brick house, on corner lot, all modern conveniences, near car line.

\$3,000—Six roomed 1½ story house, newly built, all modern conveniences, lot 53 ft. x 120 ft., price includes all household furniture. \$3,150—Eight roomed house, all conveniences, brick foundation, close to city.

\$2,100—Eight roomed house, on Chatham street, sewer connection, electric light, hot and cold water.

\$3,200—Nine roomed 2 story house, seven minutes' walk from city hall, all conveniences and good stable. \$1,700-6 roomed house on Dudley avenue, nice lot 70 ft. x 120 ft. \$2,800—Will purchase a nine roomed bungalow, with one acre of fruit trees, good stable.

\$2,625—Seven roomed cettage and lot 50 ft. x 140 ft., on Frederick street, all modern conveniences.

\$3,750—Five roomed bungalow, on Fort street, with lot 60 ft. x 125 ft., double frontage. \$2,525—For a twelve roomed house on Henry street, all conveniences, lot 60 ft. x 116 ft.

\$2,200—For a six roomed house and two very good lots 60 ft. x 120 ft. each, on Harrison street. \$2,100-Hillside avenue, 7 roomed two story house and lot 35 ft. x 90 ft. \$2,500 only, for a beautiful 5 roomed cottage and % of an acre of fruit trees, outside city limits.

\$5,500—For twelve roomed house and one acre of cleared land, on Oak Bay avenue, property most desirable.

ACREAGE.

\$15,000—Will buy the finest farm on the Gorge, containing about 110 acres, nearly 40 acres under crop, splendid orchard, modern bungalow and first-class outbuildings, large frontage on the water, well situated for subdivision purposes.

\$6,000—For 26 acres at Cadboro Bay, 21 cleared, commanding view of water, first-class cottage, good outbuildings and orchard. \$2,100-For about 40 acres at Cordova Bay; this is a splendid buy.

\$1,500—Will purchase 5 roomed cottage and 2½ acres of cleared land, near Gordon Head. 00 per acre for 18 acres of cleared land, all fenced, on Fairfield road. \$3,000—Will buy 15 acres of first-class land, of which about 7 acres, have been under crop, sthated on Gordon Head road.

\$1,050-414 acres cleared land, on Glenford avenue, well fenced.

\$3,000—Twenty-five acres, of which seven acres are cleared, small house and outbuildings, price includes horse, wagon, cows, tools and about 200

\$1,750—Thirty-five acres, of which five acres are cleared, good land, North Saanich. \$2,100—For twenty acres of cleared land in North Saanich.

\$2,000 only for two large lots running from Beechy street to Collinson street, with five roomed cottage.

\$475-Lots on Battery St. and Niagara St.

\$325-Two nice lots on Baronet St., 60 ft. x 109 ft. each. \$900 only for a good building site on Chat

2,000—Splendid corner, two lots, fenced, Oak Bay and Cadboro Bay road.

\$1,000-For a nice building lot running from Erie street to Ontario street. \$1,800-Cook street, good corner

LEE & FRASER,

TROUNCE AVE., VICTORIA, B. C. BRITISH COLUMBIA LAND &

INVESTMENT AGENCY, LIMITED. 40 GOVERNMENT STREET.

\$1,600—5 roomed cottage (modern), large corner lot, only 8 minutes' walk from Post Office. \$1,600-5 roomed cottage, corner lot, in James Bay, in good condition; install-

\$700-6 roomed house, on car line, James VATES STREET-3 roomed dwelling, well located, only \$1,800; easy terms. \$2,000 WILL BUY good 5 roomed cottage and acre of ground, with fruit trees, on

ment plan.

car line.

SOMENOS-70 acres of good bush land SALT SPRING ISLAND—Farm, 100 acres, 30 acres in crop, 50 partly cleared, 8 roomed house, good barn, bearing orchard, etc.; cheap.

BRITISH COLUMBIA.

the Matter of Jerome Everett Church,

MRS. E. LINES-Yards, etc., cleaned. Telephone Ti316, or address Maywood P. O. Deceased, Intestate, and in the Matter of the Official Administrator's Act. of the Official Administrator's Act.

Notice is hereby given that under an order made by the Honorable Mr. Justice Irving, dated 23rd day of August, 1906, I, the undersigned, was appointed administrator of the estate of the above deceased. All parties baving claims against the said estate are requested to send particulars of same to me, on or before the 20th day of September, 1906, and all parties indebted thereto are required to pay such indebtedness to me forthwith.

WM. MONTEITH, TRUCKING—Quick service, reasonable charges. Walsh Bros., Tel. No. 1. Baker's Feed Store, 30 Yates street.

WM. MONTEITH, Official Adm Victoria. B. C., August 24th, 1906.

THE DOMINION REAL

REAL ESTATE DIRECTORY.

HOUSES.

\$2,750—Comfortable 7 room house, on Caledonia avenue, stone foundation, outhouses, good garden, large lot.

5,250—Superior house of 11 apartments, with pantry, bath room, attics, etc., stone foundation, almost new, particularly fine garden, well in, near car line. 6,500—Fine house of 10 rooms, etc., with outhouses, on Topaz avenue, 2 acres of land, 1 acre orchard; terms.

FARMS.

00 ACRES, 1½ miles from Shawnigan Lake, 40 acres natural meadow, brook through land, plenty of deer and other game; \$10 per acre.

800-ACRE SHEEP RUN, at Maple Bay, in square block, with ½ mile frontage on the Bay, about 50 acres suitable for fruit, good sandstone quarry close to water; \$10 per acre.

50 ACRES, choice bottom land, at Somenos, 3 miles from Duncans, about 30 acres naturally clear; \$35 per acre. 0-ACRE FARM, in same locality, well fenced, good 5 room cottage, barn, cnicken house, woodshed, etc., 25 acres cultivated, 30 acres nearly cleared, rest heavy timber, trout stream all the way through farm, 175 bearing fruit trees, in-

cluding apples, plums, peaches, pears and all kinds of small fruits; \$2,750. O ACRES of excellent cleared land, op-posite the above, in beautiful residential situation; \$600.

disc harrow, mowing machine, horse rake, and all other implements necessary to equip a first-class ranch; price as a going concern, \$15,000, but arrangements might be made for mortgage.

ACREAGE.

3½ ACRES, close to Esquimalt car line, with 5 room house and new barns, splendid soil, \$5,500.

ABOUT 4 ACRES of beautifully picturesque land on Mayfair Drive, Mount Tolmre, studded with fine oaks, an idea residential situation, suitable for fruit

ACRES of similar land, adjoining the above; \$275 per acre, terms. ABOUT 8% ACRES, 1 mile from end gar line, 6 acres cleared, splendid s suitable for fruit growing, no roc property, all fenced; \$250 per acre.

ACRES, water frontage, part cleared, rest beautifully timbered, fine outlook, choice site for residence; \$150 per acre,

23 ACRES of magnificently timbered land, partly cleared, with wide shore frontage, about 4 miles across the bay from Victoria, having a fine view of the Straits, and forming an ideal residential situation. To be sold as a whole, or in 4 and 5 acre blocks. Prices reasonable; terms easy.

LOTS.

LOTS, 60 ft. x 120 ft., on edge of city limits, close to car line; \$250 each. CORNER LOT, off Oak Bay avenue, \$400 INSIDE LOT, off Oak Bay avenue, \$300.

CALL AND INSPECT our list of acre age for sale. CALL AND INSPECT our list of farms

CALL AND INSPECT our list of houses

And at

Beaumont Boges Real Estate and Insuran Agent, 42 Fort St.

FARMS—"Home List" contains over 50 farms on Vancouver Island, and is sent free on application. ESQUIMALT—Water frontage, acreage, lots, on easy terms of payment.

COTTAGE—Pretty cottage, in James Bay district; rent will pay twelve per cent, interest on money invested. FARM-With river frontage, ¼ mile from station, cottage and barns, 30 acres im-proved, 100 acres timbered; price only \$2,500.

FRUIT LAND—26 acres, 134 miles from Duncans, quarter of a mile from Cowichan river, 10 acres cultivated, 12 acres cleared, 200 fruit trees, large number of strawberries and other small fruits, 1 story seven roomed cottage, large barn and sheds, two good wells. This is some of the best fruit land in Cowichan district. Price \$3,600.

FARM TO LEASE—with option of purchase. Stock must be paid for. RICHMOND ROAD, west of Jubilee Hospital, over 60 lots on wide streets, fine situation; price from \$125 to \$200 per lot, on terms.

SPECULATION—Blocks of the above at liberal discount for quick sales. BEACON HILL—Northwest corner, Nia-gara street and Beacon Hill Park, very choice site for dwelling, two very large lots. For quick sale, price \$1,700.

GLENORA—4 miles from Duncans, improved farm, 115 acres, 20 cultivated, 15 pasture, buildings, stock (9 cows, 1 buil, 2 horses), wagons, implements, etc. Quick sale price, \$4.000.

SAANICH-60 acres very choice land, with water frontage, price \$3,100. METCHOSIN-100 acres with water front-age, 50 acres cultivated, large barn, stock and implements; a bargain.

NURSERYMAN-160 acres fine land, 1 mile from station, 40 acres improved, 4 acres orchard, large glass house and nursery, 6 room house, barns, stock, implements. As a going concern, can be secured cheap.

CORDOVA BAY-Beautiful home, with fine beach frontages 60 acres land; COWICHAN VALLEY-100-acre farm, over 30 acres cultivated and pasture, 7 room house, barn, etc., 2 horses, 6 cowa, 1 bull, implements; 15 minutes' walk from church, school and post office; a going concern; cheap, \$4,200.

COWICHAN RIVER-160 acres, 15 acres cultivated, 20 acres slashed, 1/4 mile river frontage, 2 miles from Duncans; price \$2,000.

OTTAGE 50 acres, at Type Station 7 acres cultivated, 8 pasture; price only \$2.650. SWINERTON & ODDY

102 GOVERNMENT STREET. FURNISHED HOUSE TO LET-On water front, 9 rooms, large lot, \$40 per month. ACRE LOTS—At terminus of tramway extension on Douglas street, cultivated land, 2 miles from P. O. (a good speculation), selling at \$450 per acre.

9 ROOMED HOUSE-On water front, all 154 ACRES—10 cultivated, 10 slashed, small dwelling, barn 50x40, poultry house, orchard, 150 trees, Salt Spring Island, only \$1,000.

CHEAP-5 roomed house, lot 38x100, on Seventh street, easy terms, \$750. CHOICE GARDEN LAND With southern slope, within 8 miles of town, \$300 per acre. MONEY TO LOAN ON MORTGAGE.

On improved real estate security, at current rates of interest. INSURE in the Connecticut Fire Insurance Co., of Hartford, Conn.

J. STUART YATES 22 BASTION ST., VICTORIA. TWO LOTS, fronting Victoria harbor, each 90 feet on Wharf street by 117 feet deep, with two large warehouses; also wharf in front of both.

LOTS 198 and 139, Victoria city, situate at corner of Yates and Wharf streets; a

snap. CRAIGIE LEA FARM—Property having been sub-divided into lots affords excellent sites for suburban residences. The Gorge car line within a few min-utes' walk of most of the property ren-ders this specially desirable property. SEVENTY-NINE ACRES, with frontage on Sooke harbor. THREE ACRES LAND in Esquimalt town, at car terminus.

For particulars apply to J. STUART YATES, 22 Bastion Street, Victor PEMBERTON & SON

FOR SALE.

SOUTH SAANICH—98 acres, 50 cleared. soil good, dwelling house, 2 barns, and good supply of water, \$12,000. Will sell in 10-acre blocks.

SLUGGETT P. O.—Twenty acres, all cultivated and fenced, cottage, barn and chicken house, \$2,700. SOUTH SAANICH-17 acres, suitable for fruit land, \$850. LAKE DISTRICT-3 acres of fair land, GLANDFORD AVE.-5 acres and house, barn and outbuildings, suitable for poultry ranch, \$1,700.

FOUL BAY-35 acres, \$14,000. ESQUIMALT ROAD-71/2 acres, \$700 per

M'NEILL ESTATE, SHOAL BAY-3.36 acres, well fenced, in orchard and bush

LAND FOR LALE. 5½ ACRES—Cleared and fenced, splendid soil, 2½ miles out, a snap, \$1,150. 60 ACRES—Water front, Saanich farm, 40 cleared, 9 roomed new house, good barn, etc., spring, good roads, \$5,975, in-

stallment plan.

200 ACRES-7 miles out, close to Prospect
Lake, 2 miles from V. & S. railway,
some good land, balance good timber
and pasture, will bring \$2,000 or \$3,000 in near future, must be sold, \$950. ACRES—Strawberry Vale, 3 miles out, all cleared, new house, excellent soil, suitable for fruit and poultry ranch, sintable for fruit and pointry raich, \$1.050, terms. SOME BARGAINS in houses and lots also lots near Fountain and Gorge road, on Douglas street, if sold at once, \$275; less than half price this week. Apply P. O. Box 194 or No. 85 Wharf \$t., between 9 and 12 a. m.

ESTATE EXCHANGE

22 Trounce Avenue.

\$6,500—House of 14 apartments, on good stone foundation, with hot air furnace in basement, and having half an acre of land with fruit and shade trees.

\$4,600—9 room house, in Oak Bay District, with all modern conveniences, stone foundation, stable, good lawn, nice shade trees, on three lots, with fine view of Oak Bay, Mount Baker, the Straits and the Olympian Mountains.

\$4,000—Perfectly appointed new 6 room, etc., house, on Fort street, well in, concrete foundation, 60 ft. x 120 ft. corner lot, beautiful trees.

\$2,000-5 room cottage, on 60 ft. x 120 ft. lot, near City Hall.

320-ACRE FARM, in Nicola Valley, suitable for fruit or general farming, supposed to contain coal, railway line and Nicola river through the land, nearest station 2 miles; \$15 per acre.

480 ACRES, new 5 room cottage, barn 69 ft. x 60 ft., other outhouses, 100 acres under cultivation, 80 acres fine timber, fir and cedar, balance slashed and seeded, lake in centre of property, 37 cows, 8 yearlings, 6 heifer calves, 1 yearling bull, 1 yearling steer, 2 horses valued at \$300, 1 yearling colt, 40 hogs, 50 chickens, machinery, 1 steam turbine, capacity 1,000 lbs. per hour, wagon and light rig, harness complete, a complete dairying outfit, 1 manure spreader, 1 disc harrow, mowing machine, horse

1/2 ACRE BLOCK, off St. Charles street, cleared, nne soil, \$300. 11/4 ACRES-On Fairfield Estate, \$1,000 per

residential situation, suitable focultivation; \$275 per acre, terms.

ABOUT 22 ACRES, at Ten-Mile Point, Cadboro Bay, about 4½ miles from city, water frontage, fine sites for residences, well adapted for sub-division; \$100 per

ACRES, dry, gravelly land, high situation, particularly well suited for chicken raising; \$150 per acre, terms.

20 ACRES—About 2 miles from city limits, high situation; fine view of sea through a beautiful stretch of country; partly cleared; some fine oaks; part high and gravelly, suitable for chicken raising; part rich fruit soil; part affording a splendid residential site; in 4 or 5 acre blocks if desired. Reasonable prices. Easy terms.

3 LOTS, 60 ft. x 120 ft., with houses and stables, rented to show 7½ per cent. on investment; \$4,500, terms.

LOT, corner Randall and Niagara streets,

CALL AND INSPECT our list of city lots CALL AND LIST your property for sale

ESTATE EXCHANGE

THE DOMINION REAL