

# W. O. Lee & Co.

CARDSTON

ALBERTA

Canada

Call at our Real Estate Office---the old Land Office (W. C. Simmons)---and examine our full list of properties. Here are a few samples:

## Town Property

\$20.00 a foot frontage 75 feet deep between the Assembly Hall and the Cardston Mercantile Co.'s Store. A splendid site for Office Block, Opera House, Church, Hotel, Implement House or any large building. Will sell 150 feet frontage or less.

The Phipps Restaurant Building and ground 20x75 feet to alley in rear, one of the best and most central locations on Cardston's main street. Between the two banks and the two largest mercantile establishments. A good investment with good renter, if desired, at \$15.00 a month.

Dr. Campbell's Brick Residence of ten rooms within one half block of Main Street \$3,150.00.

The only piece of Main Street Property left at anything like the price, only \$5.00 a foot, 280 feet deep.

Two building lots 70 x 140 feet between Robt. Reiders and Ainscough, only \$62.50 each.

**\$75**

Three fine building spots East front 93 x 140 feet only \$75.00 each.

**\$330**

One lot 8 1/2 x 17 rods on Nob Hill joining W. Wolsey's

**\$1050**

The Rollins Home on Main Street with lot 8 1/2 x 17 rods and all improvements.

**\$450.00**

The Smith property Corner with log house etc., a splendid corner for the price only \$450.00 if taken quick. 8 1/2 x 17 rods.

Don't you want a business site on the Webster corner opposite the new Provincial Court House? We are putting it up at \$10.00 a foot for the east end and \$12.00 a foot for the west corner all 140 feet deep. Give you a snap on the full corner.

**\$90**

One ditto corner lot 80 x 140 south and west front for \$90.00.

300 feet Main Street Frontage Corner of Main (Daines) and Farrell Streets with modern house 4 rooms, 2 halls, pantry, bath room, with porcelain lined bath tub, water in kitchen, good rock cellar etc. etc. 231 feet north front on Farrell street.

Whole lot, house and improvements for \$2,100.00 easy terms. In view of the fact that main street property is selling from \$20.00 to \$25.00 a foot and only 75 feet deep; this is a bargain that ought to go quick.

A 4 roomed house rustic lath and plaster, barn and full mill in 2 blocks of Main \$750.00

**\$60**

4 more lots 50 x 140 feet south front on Nob Hill \$60.00 each.

The J. P. Low Main Street property \$1,100.00

FOR RENT---E. J. Wood's Rustic Cottage 8 rooms and attic pantry, closet coal house, stone cellar, water in house, root cellar and barn that will hold 20 tons hay and 28 head of stock, sheds, pens, chicken coops etc. with or without 20 acre farm adjoining and 30 acre pasture one mile away. N. W. corner of Cardston on the reserve street, an ideal place for a City Dairy.

**\$1050**

We have listed another one of Cardston's nicest residential corners vis. Parkers corner opposite J. W. Woolf's on Main Street 8 1/2 x 17 rods with new rustic cottage 3 rooms and pantry, first class poultry house. All ready to connect with City water main---or will sell 3 building lots off the west and 50 x 140 for \$75.00 each and the corner with 90 x 140, house and all improvements for \$850.00. You will never get another chance in so good a location for these prices.

**\$2000**

3 lots 17x25 1/2 rods, cornering on Tabernacle Square. A valuable block close in with 3 room cottage and store building 15x15 City Water Works and Electric Light passing front. The house and half lot will bring 6% on the investment with guaranteed renter, if desired, until Oct. 1st after that, all empty houses in Cardston are in great demand. Plank sidewalk passes front to Main Street and R. R. Depot, or will cut it up into lots and sell them for \$65 each and up, 50 x 132 feet which is double the size and 1 1/2 the price of Syndicate lots west of Town. Now is your chance, take it quick.

We are opening up agencies with Real Estate men in Lethbridge, Calgary, Winnipeg, eastern Canadian points and U.S. who will send us prospective purchasers for the lands listed with us. If you have anything to sell, now is the time to list it. Call or write for a listing blank.

## Farms & Ranches

The Cooney Ranch, 160 acres, at Boundary Creek, all fenced, house, stables, corrals, etc for \$8.00 an acre. With horses, wagons, cows, farming implements, etc. at a bargain, with everything necessary to run it here is your chance.

**\$7.25 an Acre**

Improved farm on Lees Creek due south of Leavitt. 153 acres with house, stable, corrals, spring and Creek front. 25 acres in cultivation. Easy terms. A bargain.

\$15.50 an acre. A full section of the best farming land. 330 acres broken. Exceptional location joins Raley Junction and Elevator. One of the best wheat farms in the country.

\$20.00 an acre for one of the best improved wheat farms in the country. 640 acres, 520 broken. 260 acres in fall wheat. 2 room lumber house. \$500.00 lumber barn, shingle roof. Good well and pump, plenty of water. Small lake on place. The entire farm fenced with 4 wires on cedar posts. Sec. 16, Township 4, Range 24, joins Raley Elevator on the north

**\$5250**

Modern Rustic Cottage in Duceville with 200 acres of ground all fenced 25 acres in fall wheat in perfect condition. Farming implements thrown in. Fine orchard just bearing have matured apples. House and improvements worth over \$2,000.00. All for \$5,250.00.

**\$700.00**

A fine Poultry Ranch 32 acres 1 1/2 miles from town, 4 roomed house all fenced and part cultivated a snap for \$700.00

**\$1600**

The Benson Homestead 160 acres, fine spring and coal mine on the place. House etc. for \$1,600.00.

\$10.00 an acre for 3 quarter sections all fenced with three wires. Log house and granary both shingle roof. 45 acres broken. Fine spring, fine meadow. Ideal dairy ranch, about 4 1/2 miles south of Cardston. 1/2 cash, balance on easy terms.

**\$9---\$11**

2 more quarter sections of land near Caldwell adjoining the Allen land \$9.00 an acre for one and 11.00 for the other.

30 acres in the "Home Seekers addition" on the edge of town at \$40 an acre.

**Ranch at Beazer \$9.50 an acre**

N. E. 1/4-14-2-27 W. 4 with 25 acres broken, 2 roomed log house, 2 good springs, all fenced. Easy terms.

**\$11 00**

A fine ranch at Caldwell with water front on Belly River. Joins the Allen Ranch. With 25 acres broken. 120 acres at \$11.00 an acre.

160 acres at Caldwell, 1 front on Belly River, \$11 00 an acre.

\$14.00 for one of the best 1/4 sections between Knivall and Taylorville. The N.W. 1/4 of 22-1-24, with all improvements, a three roomed house, stable, cellar, poultry house, etc. Easy terms. 35 acres cultivated, 230 15 acres in fall wheat.

The John Farming Ranch at Boundary Creek. 640 acres, part broken, fall wheat all fenced and cross fenced, many springs--an ideal cattle and horse ranch. Will sell the entire place with all its improvements for \$8,000 an acre, or a single quarter section for \$11 00 an acre.

Remember it was the Cardston District that took all six prizes on Alberta Red Wheat, First on Milling Oats, Second on 2 rowed Barley, and Second and Fifth on Spring Wheat, at the recent Provincial Fair at Edmonton and First Prize on Alberta Red at the Winnipeg Fair, 1906

# Real Estate