VEATHER

IONS IN WST

of Anxiety, But ccasion for

The Free Press Crop conditions katchewan have July as much as ope they would en a decided imhern sections of indications now frost intervene 10 to 12 bushels his section thouad not reached a inches by July vn and the land ne crops of the portions of the hewan and Althey are all late. m a glance over ere is it claimed cent of the wheat ans that at the ill require three weather to bring tting, and the he crop will re-to five weeks or orable weather been in forme: ring was late, rop reaped of a rry as well as

will be one of armers and the a, but there is The existence depend on the crop in 1907, de-be. If there is re, it will be a would not be a would have been case, the truth big enough and stand it. Warm needed badly at Killarney

OLLIDED **BIG LINER**

n of Promenade and Sailing Bowsprit

-A wireless discity to-day from ne Auguste Victhe collision with ter leaving Sher-

e the passengers, many on board, night attire. The blasts of the fogwomen and chil the sailors for made a scene

the schooner had so heavily that nade deck railaway, a couple of and a large part ted and scraiched but the schooner under fuli sail, jibboom. about to find the it a three hours' race of her. Mrs. , Mr. and Mrs. rice Untemeyer Levy and Otto e prominent tour-

IN WOOD. ich, Aug. 2.-The

r who witnessed

man from which had been cut, identity, was lear Blind river. hing were turned ed the motive for ery.

ONS RE DS e of 1907 Farm to the Agents-

KER MILLING Limiled.

Victoria SG

REPLIES TO ADVERTISEMENTS. etters in reply to advertisements in columns of the Times laimants as follows: MBERS-45, 60, 75, 77, 91, 175, 206, 214, 30, 253, 442, 450, 509, 705, 718, 748, 754, 939,

ETTERS-B., C., F., G., H. G., S. J. . J. O., R.

WANTED-MALE HELP. isoments under this head a c it a word each insertion. TED-Dry goods clerk. Apply ary Young & Co. NTED-Man for position of assessor, lector and clerk of Saanich munci-lity. All applications must be in by by 12th. Address H. O. Case, Col-liz. B. C.

INTELLIGENT, PERSON may INTELLIGENT, PERSON may n 875 to \$100 monthly corresponding newspapers; sure, steady work; no avassing; experience unnecessary, nd for particulars. Press Syndicate, okport, N. Y.

WANTED-FEMALE HELP. ertisements under this head a cent a word each insertion. WANTED-Young girl to do light house word. Apply 11 Springfield avenue, Vic-toria West.

POSITION WANTED by first-class shoe clerk. Box 7, Times Office. WANTED-Competent woman to do gen-eral house work in modern country home; good wages. Apply Y. M. C. A., 20 Fort street.

WANTED—Apprentices to learn dress-cutting and designing by simple method, patterns cut to measure. 134 Fort street. WANTED-A middle-aged woman to wai on two old people. Apply 70 Kingston

WANTED-A woman to do general house work. Apply 47 King's road. ANY INTELLIGENT PERSON may earn \$75 to \$100 monthly corresponding for newspapers; sure, steady work; no carvussing; experience unnecessary. Send for particulars. Press Syndicate, Lockwort, N. V.

Lockport. N. Y. WANTED-Ladies to do plain and light sewing at home, whole or spare time; good pay; work sent any distance, charges paid; send stamp for full par-ticulars. National Manufacturing Com-pany, Montreal.

SITUATIONS WANTED-MALE. Advertisements under this head a cent a word each insertion. YOUNG MAN, 10 years' experience in commercial business in colonies, wants employment; first-class references. Ad-dress Box 939, this office. WANTED-Position in office by young man, seven years' experience, best of references, not afraid of work. P. O. Box 642. BOX 642. BOOKKEEPER, experienced office clerk, competent to take charge, desires en-gagement; highest references and testi-monials. Address C. J. F., care of P. O. Box 93, Victoria, B. C.

CONTRACTORS-We can furnish you with laborers, or any kind of men, at short notice; Poles, Sisva, Huna, Italians, Lithunians, etc. Boston Ship-ping Co., 18 Norfolk street, New York City. MISCELLANEOUS.

sements under this head a cent a word each insertion. DRESSMAKING. Apply M. Pearson, Post Office, Esquimalt, \$3,000 TO LEND on security of good city property. J. Peirson, 92 Government

JAMES M'K. WILSON, Scavenger. Tele-HARRY OWENS, write to Katie Cos griff, 614 So. E street, Tacoma.

griff, 614 So. E street, Tacoma. INVESTMENTS in our choice selected Southern Alberta farm lands, and in town lots in the best business or resi-dence section of Taber, Alberta, will make you a guaranteed profit of at least 30 per cent. to 50 per cent. on your investment in one year. Every invest-ment we offer is absolutely guaranteed and gilt-edged. This is your opportunity. Write us at once for complete informa-tion. M. C. Knowles, land department, Lyceum Bidg. Duluth, Minnesota.

FREE-Camping ground, 237 acres, on nain road, good spring water, lots of wood, shade trees. etc. Sooke stage passes to Victoria daily, E. & N. train passes three tiems daily within 1 mile, good fishing. F. J. Bittancourt's pro-perty, Goldstream. FY YOU WANT TO SELL OR BUY any-thing, give us a call. C. B. Stephens, 19 Store street. Phone B928.

THE LATEST sheet metal electric signs. J. Market, maker, Victoria, B. C. Phone B1247. Phone B1247. SUSSEX (PRIVATE) HOTEL, 65 Sinclair road, Kensington, London, W., Eng. Addison road station, 3 minutes' walk, Shepherd's Bush tube station, 5 min-utes. Terms, Box 340. Victoria, B. C.

URNITURE-We have secured the agency for the famous Gunn sectional book cases. Come and examine the spe-clal features, fully explained. Baxter & Johnson, Government street, opp. Post Office

Gunn sectional book case. You will not miss the investment in one or two sec-tions each month until your library is complete. Baxter & Jonson. Govern-ment street. opp. the Post Office. FOR SALE.

Advertisements under this head a cent a word each insertion. FOR SALE-Full sized patterns of 16 ft. launch, molds, keel and stem of oak. Address Box 4, Times Office. bred stock; an opportunity for squab raising. Apply H. S. Law, Crofton, B.C.

UTE ON & CO., 114 Yates street, make ladies' dresses to order. Cheap sale of Chinese silk and cotton blouses and

"OR SALE-Gram-o-phone, 40 large re-cords, \$30; gram-o-phone, 40 small re-cords, \$12; leather valise, \$2.50; gold rings, \$3.50; nugget pin, \$3.50; imitation pearl earrings, \$3.75; silver watch, \$2.75; working pants, \$1. Jacob Aaronson's new and second-hand store, 64 Johnson street, two doors below Government.

FOR SALE—A pack horse and farm wag-on, carts and light wagons; carriage painting done, 56 Discovery street. W. tson & Son.

FOR SALE-Four fresh cows with calves, one team heavy horses about fifteen hundred each, four-inch thre wagon and harness, cheap. Apply to I. J. J. Fisher, carriage shop, corner Herald and Store streets. BOARD AND ROOMS.

sements under this head a cent a word each insertion.

, lodgings and home comforts, at hable rates. Apply 136 Menzies WANTED-Roon. and board, in private family; references if desired. Address R., Times Office.

THE TIMES iS THE SMAll d. medium of the city. faring men. Open daily from 10

ROBERTSON & GRIFFITH. 106 GOVERNMENT ST. PHONE 1462 5 ROOM COTTAGE ON NORTH CHAT-HAM STREET-City water, sewer, lot 50x140. ½ cash: price\$1,700 50x140, ½ cash; price ROOM HOUSE ON MASON STREET -All modern, in nice repair, and large lot,-with fruit trees, ½ cash; price..\$1,850

ROOM COTTAGE ON TENNYSON ROAD-City water, and a good lot, nice and high, 40x160; price, cash..\$ 750 ROOM HOUSE ON SUNNYSIDE AVE.-All modern and in excellent condition. A splendid buy at\$2,250

X DOMINION ' X REAL ESTATE EXCHANGE PHONE 266. Ltd. L'b'y.

TWO BARGAINS. HOUSE, 7 ROOMS-Bath, hot and cold

(3) big lots, on Craigflower road and

HOUSE, 8 ROOMS-Modern, every co venience, fine garden and lawn, on one or two lots and on corner, one minute from Oak Bay car line, terms. ...\$3.6

X 22 TROUNCE AVE.

WANTED-MISCELLANEOUS. Advertisements under this head a cent a word each insertion. WANTED-To rent, in Victoria, for one two, or three years, modern unfurnish two, or three years, modern unfurnish-ed house, or large bungalow; must have dining room, drawing room, den, good kitchen, at least four bedrooms, modern bathroom, W. C., and connected with sewer; advertiser will pay good rent. Address 1,555, this office. WANTED-To exchange, 160 acres choice farm land in best part of Alberta, one mile from town and school, as part pay-ment on house and lot in Victoria. P. O. Box 238, city. GASOLINE ENGINE (SECOND-HAND) WANTED-For boat, about 2 h. p., must be in thorough working order and cheap for cash. Address Box 282 Times Office. WANTED-For month of July, a furnish-ed house, with five bedrooms. Apply, with terms, Box 1627. Times Office. NANTED-Old cotton rags; must be clean. Times Offics. WANTED-To rent for one year or more, by a gentleman from the East, a FUR-NISHED HOUSE of at least 12 rooms, with 4 or 5 acres of ground preferred. Apply to Gavin H. Burns, Room 20, Five Sisters' Block. VANTED-To purchase, about 3 acres of land, suitable for poultry, a few miles from city; must be reasonable. Apply E. T., 146 Johnson street. WANTED-Old ocais and vests, pants, boots and shoes, trunks, valiaes, shot-guns, revolvers, overcoats, etc. Highest cash prices paid. Will call at any ad-dress. Jacob Aaronson's new and sec-ond-hand store, 64 Johnson street, two doors below Government street. WANTED-Scrap brass, copper, zinc, lead, cast iron, sacks, and all kinds of bottles and rubber; highest cash prices paid. Victoria Junk Agency, 80 and 32 Store street. Phone 1336.

TO LET. Advertisements under this head a cent a word each insertion. HOUSEKEEPING ROOM TO LET-Con-tents for sale, including stove, bed-stead, etc., to-day, cheap. 115 Menzles street.

TO LET-Two front bedrooms, furnished. 69 Mears street. TO LET-Furnished, modern, up-to-date, furnished, 5 roomed house, Work Estate, corner King's road and Second street. For other particulars see Grant & Line-ham, real estate brokers, No. 2 View street. street. TO LET-Two suites of housekeeping apartments, of four rooms each, with roodern sanitary improvements, recent-ly out of the painters' hands. Flint & Co., 15 Trounce Ave.

OFFICES TO LET-In Bank of Montreal Chambers. Apply at Bank. FURNISHED ROOMS TO LET-By day week or month. Apply 40 Kane street.

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

WOCGDMEN OF THE WORLD-Victoria Camp, No. 52, Canadian Order of the Woodmen of the World, meets in K. of P. Hall, corner Douglas and Pandora streets, 1st and 3rd Fridays in the month. Wm. Jackson, clerk. QUEEN ALEXANDRA HIVE, LADIES OF THE MACCABEES, meets 2nd and 4th Monday of each month, at 8 p. m., in K. of P. Hall, cor. Douglas and Pan-dora streets. Mrs. T. Watson, record keener.

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 54. A. O. F., COURT NORTHERN LIGHT, No. 5855, meets at K. of P. Hall 2nd and 4th Wednesdays. W. F. Fullerton. Secy. VICTORIA LA)DGE, No. 1, A. O. U. W., meets every second and fourth Wed-mesday in month at A. O. U. W. Hall Members of Order visiting the city oor-dially invited to attend. E. Noble, M.W. COURT VANCOUVER, 5755, A. O. F., meets first and third Mondays in K. of P. Hall, cor. Dougas and Pandora streets. S. Wilson, Secy., Michigan street, James Bay. Visiting brothers cordially invited. NATIVE SONS-Post No. 1, meets P. Hall, last Tues of each month. Haynes, Secy., Bk. of Commerce

COURT VICTORIA, A. O. F., No. 8930 meets at Sir William Wallace Hall, lat and 3rd Wednesdays. W. Noble, secre-tary, 144 Oswego street.

The Seamen's Institute 12 LANGLEY STREET. reading room for seamen and 10 p. m. Sunday, 2 to 5 p. m.



VICTORIA

A Serious Question.

A persistent bad cold will run into consumption unless it is relieved in time. So it is with the little daily wants of the peoplethey grow serious if not promptly filled. You can afford, for instance, to have that house tenantless for a little while, but when it. continues tenantless month month it becomes a serious matter. The timely "want" ad. ends the trouble. PARSONS, LOVE & CO. REAL ESTATE, INSURANCE, LOANS. & GENERAL FINANCIAL AGENTS. NO. 74 DOUGLAS STREET. A 5 ROOMED COTTAGE-On North A MODERN COTTAGE-On Dunedin ...\$3.800 ROOMED MODERN HOUSE-On Heywood Ave.\$5.300

AUGUST . 1907.

A 5 ROOMED COTTAGE-In Oak Bay. ..\$1,700 LOT-On Sylvia street, with fine barn.\$1.050 LOT-On Richardson street\$1,575 LOT-On Prospect road\$ 450 3 LOTS-On First street\$1,575

C. NEWTON YOUNG. REAL ESTATE AND INSURANCE AGENT, NOTARY PUBLIC, ETC. PHONE 6. DUNCAN, V. L, B. C. FOR SALE, IN DUNCANS, BUSINESS AND BUILDING LOTS, GOING BUSI-NESSES.

ON SOMENOS LAKE, ONE MILE FROM DUNCANS. FARM-40 acres, 10 cultivated, 15 slashed, house, barn and outhouses, orohard, stock and implements, \$5,000. 20 ACRES-3 acres cultivated, all slashed and seeded, beautiful view, \$2,500.

ON QUAMICHAN LAKE, 2 MILES FROM DUNCANS. ACRES-House, stable, chicken houses, good well, all slashed and fenced, beautiful view, \$2,500.

b ACRES-s acres clear, 7 roomed house, bathroom, hot and cold water laid on, stable, cow house and outbuildings, \$12,500. TOWN LOTS IN ALBERNI AND NANAIMO, FARMS IN COWICHAN VALLEY, SAANICH, AND THROUGHOUT VANCOUVER ISLAND.

A Can of Printer's Ink Has proved the corner stone upon which many a fortune has been builded, while it has like-wise been the smudgy sepulchre of numerous brilliant dreams of mercantile conquest. The sweeter the rose, the more thorns upon its stem. Some of the greatest of the world's enterprises were founded after long and wearisome exploita-

tions over rough roads of ad-versity and along narrow and circuitous paths of experiment. It is impossible to study any advertising proposition without dwelling upon both the profit and loss. Long since The Times has been adjudged the medium for the most judicious advertising for the Victoria merchant. It is because it reaches the greatest number of Victorians at the smallest possible cost.

S. A. BAIRD REAL ESTATL AND FINANCIAL AGENT. NEW ADDRESS, 70 DOUGLAS ST. OUTH TURNER ST .-- 7 roomed dwelling modern conveniences, lot 60x120. Price \$3,350; terms. \$3,350; terms. PIONEER ST.-5 roomed cottage, for \$2,450; terms. 4,200-Buys modern 8 roomed bungalow, on the outskirts of the city, with 2 large lots, containing strawberries, raspberries and all small fruit, besides 15 fruit trees, of which 13 are bearing, lawn tennis court. NORTH PARK ST .- A nice 6 roomed cottage, with modern conveniences, lot 60 ft. x 120 ft., good stable, \$3,500; terms. "HIRD ST .- 5 roomed dwelling, for \$1,600; easy terms. PERRY ST.-6 roomed cottage, mode ences, lot 60 ft. x 120 ft., \$2,625; conven terms.

G. E. GREENE GOVERNMENT ST. Phone 497. FOR SALE.

2 LOTS PRIOR STREET, \$500

ADJOINING LOTS HELD FROM \$700 ACT QUICKLY. SEVERAL SPLENDID BUYS IN VACANT CITY PROPERTY

SMALL FARMS NEAR CITY. H. H. JONES & CO., 46 GOVERNMENT ST., PROMIS BLOCK PHONES 143 AND 703. BEST WATER FRONT ON

CORDOVA BAY. ADJOINING PROPERTY CUT INTO 40 FT. LOTS AND SELLING FOR \$500 PER LOT.

This property has 1,700 feet frontage in center of Cordova Bay; contains 33 10 LOTS, each 60x120, Carey road, high, 10 LOTS, e on center of Cordova Bay; contains 38 acres.

Has splendid new Cottage, 6 rooms. good barn and other buildings, large orchard of bearing fruit trees. About 15 acres under crop.

BETTER LOOK AT IT. PRICE \$15,000. TERMS.

LEE & FRASER, REAL ESTATE AGENTS.

II TROUNCE AVE., VICTORIA, B. C. LADYSmith STREET-2 LOTS, 23 by 135 feet each, price \$50. FIVE ACRES-All fenced and cleared, 3 miles from Post Office, for \$2,100. miles from Post Office, for \$2,100.
STANLEY AVE.-LOT, 52½ by 120 feet, for \$600; easy terms.
ALDERMAN ROAD, VICTORIA WEST -Good six roomed dwelling, for \$1,800, on terms.
CALEDONIA AVE.-Off Douglas street, large lot for \$1,400; easy terms.
CORDOVA BAY-Fine acreage on water front, good for sub-division, first-class
HOUSE-Every modern conveniences.
S-10 ROOMED MODERN BRICK HOUSE-Every modern conveniences. STANLEY AVE.-LOT, 52% by 120 feet, for \$600; easy terms. ALDERMAN ROAD, VICTORIA WEST front, good for sub-division, first-class land, and easy terms. MONEY TO LOAN on real estate secur-

11 TROUNCE AVE., VICTORIA, B. C. FIRE AND LIFE INSURANCE.

SWINERTON & ODDY 8 GOVERNMENT ST. Est. 185
FOR SALE
CHOICE LAND
FOR
ORCHARDS
OR
MARKET GARDENS
IN
ICTORIA, LAKE AND METCHOSI
DISTRICTS.

PEMBERTON & SON

45 FORT ST. PANDORA AVENUE, Just above Douglas street,

LOT 60x120, with small buildings. \$8,500. OAK BAY AVENUE, Burns and Chancer streets. 2 LOTS.

\$1,600. FOUL BAY ROAD. ONE ACRE, \$2,650,

On good building site. COWICHAN STREET, 3 LOTS, \$350 each.

CADBORO BAY ROAD AND ASH STREET, 1 LOT.

\$750,

ST. PATRICK STREET, LOTS 60x120, Nicely treed, \$700 each.

BATTERY STREET, 1 LOT, \$1,500.

NIAGARA AND SOUTH TURNER ST. 120x135, \$3.050.

> PROSPECT LAKE, 10-40 ACRES. Good fruit land, \$750.

OLD ESQUIMALT ROAD, NEARLY 11/2 ACRES, Fine building site, nicely treed, \$2.850.

HULTON STREET, 3-ROOMED COTTAGE with woodshe and chicken house, Lot 53x113,

\$750. FELTHAM ROAD, 2½ ACRES, mostly planted in fruit ultivated,

\$1.600. MT. TOLMIE, COMFORTAPLE HOUSE, good stable,

sheds, etc., fruit and shade trees, good garden, 5-63 acres, \$8,400-terms.

ESQUIMALT DISTRICT. NEARLY AN ACRE, with good hous and splendid beach, \$4.000.

PEMBERTON & SON.

45 FORT ST.

GILSON & CO.

Farms. City Property. Timber Limits Real Estate and Confidential Agents. No. 72 Douglas Street.

SNAP NO. 1-On easy terms, COTTAGE, 6 rooms, 4 lots, all in garden, electric lighted, sewer and bath. Price \$3,500.

SNAP NO. 2-On easy terms. COTTAGE, on large lot, stable, and fruit trees, Price \$1,259.

SNAP NO. 4-COTTAGE, Dallas road. Prime \$750.

renicly. FIRCE \$10,500. HOTEL FOR SALE-Doing splendid busi-ness. Saloon on a good corner. Half interest in another saloon. Also 1 or 2 more good businesses for sale. Parties wishing to go into business should con-sult us, all business strictly confidential.

Merely Some Which Has Not Been Advertised.

A. WILLIAMS & CO. R.S. DAY & B. BOCCS LIMITED.

Established 1885. REAL ESTATE AGENTS, 104 YATES STREET, VICTORIA, B. C. PHONE 1886.

47-YATES ST.-One of the very best buys

82-8 ROOMED HOUSE-In excellent order, also and state in the second state is t

veniences, two lots in garden and fruit trees, very fine location, near water

..\$3,200 57-2 STORY HOUSE-In excellent con-....\$1.800

VICTORIA AND DISTRICT REALTY CO.

METROPOLITAN BLOCK, OPP. POST OFFICE. FOR SALE.

0 ACRES OF LAND-20 cleared, balance fine land, GOOD EVERLASTING STREAM OF WATER, fruits and vegetables in abundance, 6 roomed good house, barn, stable, pig stye, chicken house, wagon, and other outhouses, all in first-class order and repair; horse, rig, pigs, 200 chickens, 11 cows, Price \$5,250.

J. STUART YATES 22 BASTION STREET, VICTORIA.

FOR SALE. 80 ACRES-Sooke District, just insi Sooke harbor.

FINE SEA FRONTAGE-At Esquimalt, about three acres, cheap.

TWO LOTS-On Vectoria harbor, with large wharf and sheds and 2 large ware-houses, in good condition, on easy terms. THREE LOTS-On Yates street, with 10 stores, bringing in good rentals.

TO RENT-Large wharf at foot of Yates street, rent \$127 per month. For further particulars apply to

J. STJART YATES, 22 BASTION STREET, VICTORIA.

HEISTERMAN & CO. REAL ESTATE AND INSURANCE. 75 GOVERNMENT STREET.

1,400—Will buy a good cottage, with he 50x150, close 'o car and school, and with in 15 minutes' walk from the centre of \$2.100-Buys a good two story house. close in, with sewerage and electric light, a good home. sood home. \$3.750-Fine corner lot, on Cook street, best location, with good cottage. \$5.250-Will buy full sized lot, with good eight room house and five room cottage. both have every convenience and will make a profitable investment for the buyer.

buyer. \$5,500-Will buy' 2% acres, with beach frontage, on Shoal Bay, beautiful shel-tered location, the pick of the whole neighborhood. Ask for particulars. LOTS.

LOTS. UPPER PANDORA-Good lots, \$400. MILNE STREET-Close to Stanley, \$500. SEAVIEW-Fine corner, \$500. LABOUCHERE-Splendid Coctoo lot, fac-ing south, \$1,200. MONEY TO LOAN-On approved secur-ity, at lowest rates. FIRE INSURANCE WRITTEN.

B.C. INFORMATION AGENCY LIMITED

78 DOUGLAS STREET 200 ACRES—About 70 acres under cultiva-tion, railway and wagon road running through the place, house and buildings, stock and implements, good timber, plenty water, close to school, \$12,000.

262 ACRES—Fine sea front, nearly 10 acres ready for plough, good buildings stock and all necessary farm imple-nents, near railway, close to school, \$26,000.

ORCHARDS-In full bearing, from acres to 20 acres, at reasonable prices ROOM HOUSE-Large lot, in good con dition, clc3e in, \$4,500. ESIDENCES, LOTS AND BUSINESS PROPERTY IN ALL PARTS OF THE

CONSULT US for general information B. C. ORCHARDS PLANTED and cared for by practical and experienced growers.

REMEMBER THE NUMBER, 75 DOUGLAS STREET,

H. P. WINSBY

REAL ESTATE. 74 YATES ST TEL. 714. ROOMED HOUSE-Nice lot, facing new park, only 5 minutes' walk to City Hall, price \$1,400. 81/2 ACRES-3 minutes' from City Hall, sub-divide into 44 lots; \$15,000 will handle. 2 ACRES-Fully improved, with 8 modern Office, only \$26,000. OLD ESTABLISHED MILK BUSINES FOR SALE. 50 ACRES-Very best bottom land, 2 acres cleared, 7½ miles from Victoria Post Office, Lake District, price only \$4,000.

REAL ESTATE AGENTS.

42 FORT STREET. Established 1890. Phone 30. ESQUIMALT-4 cottages, all rented, will pay over 10 per cent. on price, \$4,150. Terms, 1-3 cash, balance 1 and 2 years. SAANICH-50 acres, choice land, all fenced, good creek, on main road. Price \$3,750, terms easy. YATES STREET-Choice lot, on north side, west of Vancouver street. Price \$6,300.

PANDORA STREET-2 lots, beautiful ornamental trees and orchard, a very choice site for dwelling. Price \$2,100.
 GUVERNMENT STREET-2 lots, 50x149 each, will be sold singly for 1,500 each.
 JAMES BAY-Cottage, with nice grounds and shrubbery, view of water, Price \$4,000.
 KUKSILAH RIVER-6 room dwe.mg, bath, etc. water loid on house only he

bath, etc., water laid on house, only lu minutes' walk to Cowichan Station, 65 acres land, with river frontage, suit-able for sub-division. Photos and pter on application on application. SAANICH ARM-55 acres, with delightfu.

SAANICH ARM-55 acres, with delight²u. beach frontage. Price \$4,500. OAK BAI-2 luts, No. 2 S. w. cor. Cowan and Cowichan avenues, price \$400; No. 7 Cowichan avenue, price \$400. TO LET-2 cottages, for summer months, fronting on "Brighton Beach" (Foul Bay), necessary furniture. One cottage in choice locality, large grounds. FRUIT-6 acres, all in fruit, 600 trees, nearly all bearing, about 3 acres straw-berry vines, all very choice. This is in nearly all bearing, about 3 acres straw-berry vines, all very choice. This is in the best part of Gordon Head. LaKE FRONTAGE-14 acres, about 10 planted, nice frontage on "Lost Lake," 2% miles from tram. Price \$400 per acre, on easy terms. ESQUIMALT-Six acres choice land, suit-able for sub-division. Price \$6,000, on easy terms. ESQUIMALT-Two lots, cor. Liverpool and Aberdeen streets. Price \$000.

ESQUIMALT-Two lots, cor. Liverpool and Aberdeen streets. Price \$600. GORDON HEAD-7% acres. all cleared and cultivated, cottage and barn, good well, Price \$3,500. PANDORA STREET-No. 231, 2 stor dwelling, price \$1,600. JAMES BAY-Lot, cor. Niagara and Rendall streets, price \$1,000. VICTORIA WEST-Business lot, north-west cor. Catherine and Esquimait road, price \$1,000. COWICHAN-We have a large list of Cowichan farms which is open to in-spection at our office. A competent guide will be furnished by us at any time.

kince will be forminiced by us at any time.
 JAMES BAY-Handsome (welling, containing 10 rooms, modern in every way, pretty grounds, close to tram and beach. Price and order to view on application.
 GORDON HEAD-5 acres, fruit land, néarly clear, price \$1,500; terms, 1-3 cash, 1-3 one vear 1-3 two years.
 SAANICH ROAD-8 acres fruit land, sloping to southwest, cultivated, and can be planted at once, price \$400 per acres.
 NORTH DAIRY FARM-8% acres, close to pumping station and Rockside, orchard, choice fruit land, mostly cleared

to pumping station and Rockside, or-chard, choice fruit land, mostly cleared and ploughed; price \$3,000.



REAL ESTATE, FARM LANDS, TIM-BER LIMITS. RUSINESSES. COR. GOVERNMENT AND YATES STS. PHONE 1137. ADELPHI BUILLING. SOOKE.

100 ACRES GOOD LAND, 25 acres eared, 20 under cultivation, with fruit 5-ROOMED HOUSE, good road, choice position, close to harbor and ssion at once and a ready mar.

FURNISHED HOUSE TO LET, close in, 9 rooms, etc

> F. C. NIVIN & CO. 103 GOVERNMENT ST. (Next to Imperial Bank)

FOR QUICK SALE. CHOICE FARM-Denman Island, 150 acres, half a mile of water front, with acres, half a mile of water front, with fine sandy beach, small bearing orchard and an abundance of small fruits. Good house, barns and outbuildings, place all fenced with cedar rails, an ideal sheep ranch, or suitable for dairy-ing or mixed farming. Price \$3,000, for a few days only. a few days only. OUR LIST OF SMALL ACREAGE around Victoria is very complete, is open for your inspection, and contains a number of genuine bargains.

ARTHUR BELL PHONE 1385. 91 YATES STREET.

WE ARE OFFERING for a few days only A FEW ACRES AT OAK BAY, at reduced prices. This is a beautiful location and will advance rapidly in price before this fall.

BOARDING HOUSE-On Pandora stree o doing splendid business, possession 15 a August: a regular snap at the price % a will quote you, also good terms.

TIMBER LIMITS for sale. HOUSES AND COTTAGES for sale in all parts of the city, good terms and good value.

40 LOTS-Adjoining park, at acreage prices; these are money makers. IF WE HAVE not a house to suit yor, we will build you one.

5½ ACRES-All clear, 3 miles from city. at \$1,900 only; \$400 cash, balance to suit.

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