

W. O. Lee & Co.

CARDSTON

ALBERTA

Canada

Sir Wilfrid Laurier said: "The Twentieth Century belongs to Canada." We think so too--Western Canada.

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 18x75 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. Campbells Brick Residence of ten rooms within one half block of Main Street \$3,000.00.

The only piece of Main Street Property left at anything like the price, only \$5.00 a foot, 250 feet deep.

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

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

Another Dairy Ranch

C. J. Olsen's at Leavitt, 320 acres, 50 acres in grain, 6 acres in Timothy. All fenced 2 fields, 3 wires. Springs and good water. 2 roomed log house shingle roof. 2 roomed log house 10 x 12. Log granary with shingle roof 18 x 20. Log chicken coop. Log pig pen. Stable 24x32 12 logs high and enough logs to make it 18 high. Sheds for 100 head of cattle, corrals etc. All for

\$3250

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

\$330

EXTRA

Mixed Farming Snap

Dairy and mixed farming that has paid \$100.00 a month for butter alone during the past year W. G. Smith's Ranch at Leavitt. Selling out at a great sacrifice on account of ill health. 320 acres of land, all fenced, 100 acres in crop, with house, granary and poultry coop. Also drive well and pump. One fifth interest in Case thresher. 1 McCormick Mower, Binder and Rake. Half interest in Drill. 1 new 3 Disc Plow, half interest in Fanning Mill, 1 Cultivator, 3 sets of Harness, 1 Studebaker Wagon, 1 Democrat, 1 DeLaval Separator, 1 Singer Sewing Machine. All for

\$5000

easy terms

FOR RENT—E. J. Wood's Rustic Cottage 3 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 mains—or will sell 3 building lots off the west end 50 x 140 for \$75.00 each and the corner with 30 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 ft which is twice the size for same money as the Syndicate lots west of Town. Now is your chance, take it quick.

We have opened 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

\$1,400.00 for one of the best 1/4 sections between Kimball 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 and 15 acres in fall wheat.

The John Furman 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 \$9,000 an acre, or a single quarter section for \$11,000 an acre.

\$20.00 an acre for one of the best improved wheat farms in the country. 640 acres, 520 broken. 200 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.

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

\$1375

Here is one of the best farms we have had listed for many a day. On St. Marys river joins Porrey's Ranch 65 acres in fall grain one of the finest stands in the country will almost pay for half the place, 1/4 mile river front with excellent shade trees and fine pasture. 147 acres all under good 3 wire fence except the river front. Log house with shingle roof. W. O. Lee and Co.

The Cooney Ranch, 160 acres, at Boundary Creek, all fenced, house, stables, corrals, etc for \$8,000 an acre. With horses, wagons, cows, farming implements, etc. at a bargain, with everything necessary to run it. Here is your chance.

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

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.

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

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.

\$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 1/2 miles south of Carostou. 1/4 cash, balance on easy terms.

\$1275

The S. E. 1/4 of Sec. 4 T. 2 R. 28. 160 acres, all fenced, good water, easy terms, situated on Boundary Creek.

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.

\$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.

A special way down bargain on W. G. Smith's Dairy Ranch at Leavitt. If sold before July 20th Ranch, live stock, and furnished house thrown in.

Big Stock Ranch

On the edge of the Cochrane, 2,240 acres. Deeds to half of it and 3/4 year renewable lease on the balance. Lots of open range. 20 miles of fence with subdivisions, etc. Recorded water right and many acres under irrigation. With ranch house, furniture, barns, sheds, corrals, pastures, feed yards, wagons, implements, etc. etc. too numerous to mention, but a fully equipped stock ranch in every particular. All the above land and improvements for \$10,000 an acre for the half of it and the leased land thrown in free. Known as the Jack West Ranch on the Belly River. Will also sell with the above 500 head of cattle, 150 to 200 head of calves, 15 head of horses etc.

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

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