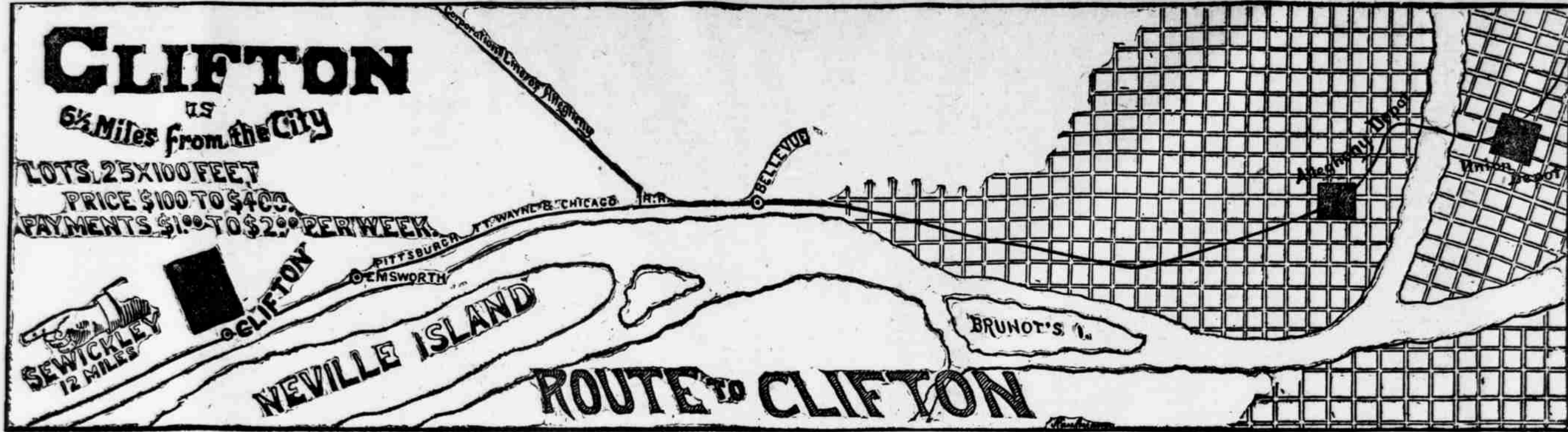


HOMES!
HOMES!
HOMES!



HOMES!
HOMES!
HOMES!

6 1/2 MILES FROM THE CITY.

CLIFTON,

THIRTY-SIX TRAINS DAILY.

THE CHOICEST INVESTMENT of the season and A MAGNIFICENT CHANCE to secure A HOME is now offered at Clifton, on the Pittsburg, Ft. Wayne and Chicago Railroad. READ this advertisement through and CAREFULLY CONSIDER each statement. Compare our PROPERTY and PRICES and the INDUCEMENTS we offer you to invest with any other property offered for sale in Allegheny county. Then see if you do not conclude that we have a CHEAP, SAFE and PROFITABLE investment. Where are the greatest fortunes of the day being made? What is the basis of all security?

REAL ESTATE! REAL ESTATE! REAL ESTATE!

People are being driven out of the City, and Pittsburg's suburban boom is just starting. Now is your time to get CITY LOTS AT COUNTRY PRICES. Lots are higher this year than last, and will be higher next year than this. This is your opportunity to get in on the ground floor at first prices. Buy now, that you may not regret it in a few weeks. No lots held for speculation. The first applicant will have first choice.

500 BEAUTIFUL BUILDING LOTS.

SIZE OF LOTS 25x100 FEET OR MORE.

NO TAXES.

CHURCHES,
SCHOOL,
STORES,
POSTOFFICE,
FUEL GAS, etc.

Price of Lots,	\$100, \$150, \$200, \$250, \$300, \$350, \$400.
First Payment,	\$1.00, \$1.50, \$2.00, \$2.50, \$3.00, \$3.50, \$4.00.
Weekly Payment,	\$1.00, \$1.00, \$1.25, \$1.25, \$1.50, \$1.50, \$2.00.

NO INTEREST

STREETS GRADED,
TREES PLANTED,
SIDEWALKS LAID.

\$17,500 Worth of Property Given to Builders!

Yearly : Passes : Given : to : Residents.

SPECIAL NOTICE!

Time, the great factor which decides the success or failure of every business method or enterprise, has proved conclusively that we have been the means of supplying a long-felt want; and that our method of doing business is appreciated by the people of Pittsburg is clearly demonstrated by the magnitude of our real estate transactions during the past year. We are highly gratified to know that our efforts have met with such unprecedented success, and fully realize that such results could only have been attained by keeping faith with the people and fulfilling our agreements to the letter. OUR MOTTO is "Always Lead—Never Follow," and our patrons get the benefit of our best efforts.

The demand for building lots that has been made upon us has well nigh exhausted our supply, and it has become absolutely necessary for us to procure other property suitable for sub-division. After careful consideration, we have purchased the beautiful farm known as the Duff estate, located at Clifton.

DESCRIPTION.

CLIFTON is situated 6 1/2 miles from Pittsburg, on the Pittsburg, Ft. Wayne and Chicago Railroad—a grand through trunk line, whose facilities for accommodating suburban residents are unsurpassed by any line leading from the city. There are 36 trains a day, running at hours most suitable to the people, and the commutation fare is only 6 1/2 cents a trip.

Our property is a 3-minute walk from the station (which will be first class in all particulars) and is comprised of about 40 acres, being as fine a piece of land for dividing into building lots as can be obtained within 10 miles of the city. Clifton adjoins Emsworth, and with this prosperous suburb enjoys all the advantages of a large town in Churches, Schools, Stores, Postoffice, Fuel Gas, etc., etc. It is also the place of residence of many of Pittsburg's most substantial business men. It faces the Beaver Road, and is directly upon the proposed line of the Washington Avenue Electric Railroad. This alone, when completed, will increase the value of these lots at least 100 per cent.

Then, again, the great majority of lots will have an east or west frontage, the great advantage of which will be readily seen by all observant persons. Another important point to be taken into consideration is the healthful influence of this location.

TERMS OF SALE.

PRICE \$100 to \$400 A LOT.

Our usual method (ORIGINAL WITH US) of receiving small weekly payments, will be followed in disposing of these valuable lots.

(See tabulated statement above for prices. First Payment and Weekly Payments.)

Upon receipt of FIRST PAYMENT we have executed a bond for a deed (title bond) in duplicate, to be held by purchaser until lot is paid for, at which time we have executed and deliver a good and sufficient deed, free from encumbrance, without further cost to the customer.

We furthermore desire to state that the amount of the weekly payments does not depend upon the NUMBER of lots you may purchase, but upon their VALUE. For instance, if a person buys two \$100 lots his First Payment will be \$2, but his Weekly Payments on both lots will be only \$1.25. Thus it is readily seen that a purchaser can carry several lots at but little additional expense to that of carrying one.

10 PER CENT DISCOUNT FOR CASH.

If you desire to pay cash for lots we will allow you 10 per cent discount. This is an unusually liberal offer, and in the past many have taken advantage of it.

OUR REFERENCES.

Any one with whom we have had dealings: The Marine National Bank, Pittsburg; the Second National Bank, Cincinnati; Lebanon National Bank, Lebanon, O.; Broadway National Bank, Boston, Mass.

This formidable list of banks is proof positive of our standing in the financial world, and demonstrates the necessity of fulfilling our promises to the letter and making good our guarantee.

WHAT WE GUARANTEE.

1. That these lots are the BEST for the price in the vicinity of Pittsburg.
 2. That there is no PENALTY or FORFEITURE if you comply with conditions of sale.
 3. That there will be NO TAXES or INTEREST to pay until your lot is paid for in full or until deed is given.
 4. That first-class boardwalks will be laid on all streets.
 5. That every street will be thoroughly graded.
 6. That fine SHADE TREES will be planted on all streets.
 7. That the grading of streets, planting of trees, laying of walks will be done at the EXPENSE of the company.
 8. That a YEARLY PASS will be given to the head of each family making their residence here during the year 1890.
 9. That to the first 50 persons erecting and completing houses costing at least \$1,500 by October 1, 1890, we will present free of charge the lot built upon.
- Such guarantees as these are made by no other firm in this city, and they will be abided by to the letter.

MAIL ORDERS.

The fact that many of our patrons living at remote distances from the city have intrusted us with the selection of their lots clearly demonstrates that we enjoy the confidence of those with whom we have dealings.

No one has the opportunity of knowing what lots are of most value than we, and when money is forwarded from a distance for us to secure property, we invariably pick out the very best lots that are for sale.

Upon the receipt of first payment the selection will be made, and bonds for the property sent to the purchaser at once.

Many of our most valuable lots in Cincinnati, Boston and Pittsburg are owned by people whom we have never seen, and were secured in the manner just described.

Money can be safely sent by Money Order, Postal Note or Register Letter.

OWNERS OF

- BRANCH HILL, O., 211 Lots.
- HAZELWOOD, O., 1,167 Lots.
- GREENWOOD PARK, MASS., 650 Lots.
- WOLLASTON PARK, MASS., 800 Lots.
- ALLISON PARK, PA., 1,172 Lots.
- IVANHOE, PA., 500 Lots.
- CLIFTON, PA., 500 Lots.

Come in and arrange to be taken out to Clifton at our expense by our agents.

WOOD, HARMON & CO.,
AGENTS,

545 SMITHFIELD STREET, 545

Office open until 8 o'clock every evening.