

## Desirable Vacant in Winnetka

I have just acquired a 5-acre tract within the limits of Winnetka, one of the few remaining desirable tracts in the village. It is less than a mile from one station and a little more than a mile from the other, overlooking the beautiful Skokie Valley and Community Golf Course. Three blocks to grade school and less than half mile to Junior High. On part of this tract I plan to build a home.

This property has been acquired at a price which enables me to dispose of a part of it in frontages of 173 feet or more to a few desirable applicants at a price considerably lower than anything equally desirable can be obtained elsewhere in Winnetka.

If you are one of the many looking for choice location in Winnetka—and qualified to know real value when you see it—this offers an exceptional opportunity. Having lived in Winnetka for more than ten years, realizing its many advantages and knowing the prices asked and obtained for desirable vacant property surrounded by homes ranging in value from forty to a hundred thousand dollars or more, I know that this is by far the best property in Winnetka at anything near its price.

I also know from personal experience, and the experience of many friends, that the big mistake most of them made is that they did not acquire sufficient frontage upon which to build homes for which they spent from twenty to forty thousand dollars. For this reason the smallest frontage offered will be 173 feet. But this 173 feet can be acquired at a

price approximating or lower than what 100 foot frontage equally desirable can be acquired for elsewhere.

I have gone to considerable expense to have a painting made by an architect and landscape artist showing how this property will look when built upon. By following this general plan your neighbor's house will be from 90 to 112 feet from your own. I am not a contractor—you may have your own architect and builder embody your own ideas. Houses do not have to cost unreasonable sums; only reasonable restrictions will be made to safeguard my own as well as my neighbors' interest.

Since I am willing to sell parcels of this tract at prices lower than the property will bring at public offering, I reserve the right to select those whom I consider desirable as neighbors.

If you are interested, and soon plan to build a home for yourself where you will have maximum privacy and quiet—off the roaring streets and on a private drive—tell me who you are and I shall be pleased to give you full information.

ADDRESS B. C. G., CARE WINNETKA TALK