

Farm Land Sales Increase in 1924 Over Records of '23

Market Activity Noted With Pleasure by Members of Associated Real Estate Boards.

The number of farm sales made in 1924 shows an increase of 42 per cent over the number in 1923, according to a national survey of the farm land market which has just been made by the National Association of Real Estate Boards. There has been an increase of 44 per cent in the number of acres sold and an increase of 65 per cent in the total consideration paid for farms purchased.

The investigation, giving a valuable measurement of the extent of farm recovery, was made by the farm lands division of the association on the plan of a similar survey made a year ago. It is based on records and observations of farm land dealers of the United States and Canada making up the division. Thirty-one states and two Canadian provinces are represented.

"The confidence of the farmer and of the public in the farming industry is in no way more accurately indicated than by their investment of funds in the industry," the survey points out. "When such investments are made, the farm land market awakens; when they are withheld, as they have been since 1920, there is essentially no market."

How far the feeling of confidence has spread is indicated by the fact that the association's questionnaire indicates a market which is more active than last year or equally active. Only 15 per cent replied that the market is not so good. As to the future the outlook is almost unanimously optimistic. Basing their conclusions upon the increase which has come in the price of farm products, 54 per cent of the dealers reporting anticipate a livelier market during the winter and the succeeding season than has been prevalent during 1924.

Kansas, Nebraska, Minnesota and the Dakotas report the most outstanding improvement, with some sections of the south and central western section following closely behind. Increase in sales has been most pronounced in the central eastern, north central and Pacific states and in Canada. There has also been a noteworthy advance in some of the states of the Great Lakes region.

PROPERTY PRICES EXPECTED TO RISE

Several Omaha realtors, including D. E. Buck, J. J. Mulvihill, E. W. Bedford, Willard Slabaugh and others are of the opinion that those who are planning to buy new homes within the next few months probably can get more satisfactory prices during the next two or three months than they can next spring.

Those men point out that there are always more buyers on a spring market, thus giving owners of houses an opportunity to obtain a higher price for their properties. They point out that these high prices can be justified in the present because of the fact that the demand will produce a stiffening in the prices of building material.

Practically all realtors are expecting a large amount of home building to be done in Omaha next spring. They believe this building campaign will start early. D. E. Buck has already started 10 houses to be finished early in the spring.

Aquila Court Building Three-Fourths Rented

"Aquila Court News Letter No. 7," issued by George & Co., agents for the building, shows that Aquila Court is now practically three-fourths rented. The building was formally opened June 16, 1924.

The letter says that 2,562 square feet of office space was rented in Aquila Court in November. The letter says further: "Ten of the 18 stores are rented; 61 1-10 per cent of the second floor is rented; 13 9-10 of the third floor is rented; 78 4-10 per cent of the fourth floor is rented; the studio building is 100 per cent rented."

Several tenants have asked that five-year leases be increased to 10 years, according to this letter.

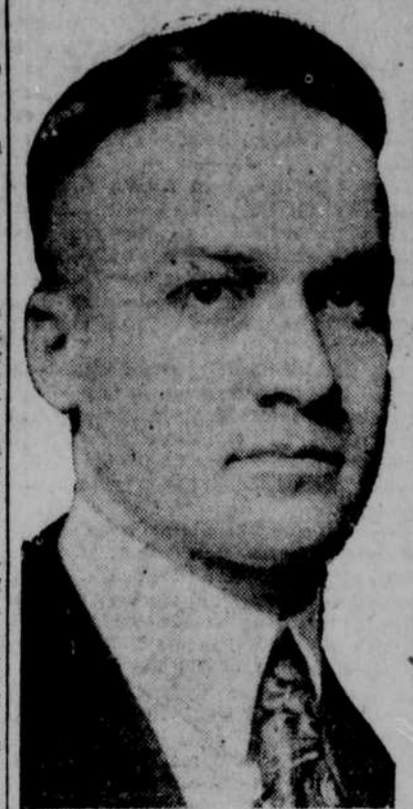
Bridgeport Adopts Honor Letter System in Schools

Bridgeport, Dec. 6.—Bridgeport public schools have followed the lead of Bayard in recognizing scholastic ability as well as athletic prowess by awarding honor letters to good students as well as athletes. Those two schools are the first in the state to give the honor letter, which is the highest a student can receive outside a diploma, for scholastic excellence in studies.

COLE-UPS INTERESTING, OMAHANS

By J. T. ARMSTRONG.
A PPEARANCE: Slim and youthful of countenance, smooth-shaven and inclined to ruddiness of complexion. Thick brown hair. Dark eyes protected by shell-rimmed spectacles.
Characteristics: A self-declared conservative, and a constant opponent to sensationalism. Talks in an animated fashion, particularly about books, which he not only collects but reads, he they ever so lengthy and involved. Takes particular pride in a book plate of his own design which is indicative of his calling.
A hobby: Fishing of all kinds and at any time except Sunday.
First job: Bill collector as a boy for a Des Moines firm.
Identity: Thomas Casady, rector of All Saints church, and a member of the national council of Protestant Episcopal churches.

Harry K. Easton Joins Hamilton & Co.



Harry K. Easton.

Harry K. Easton last week became associated with Hamilton & Co. real estate and insurance firm being placed in charge of the real estate department, a position for which he is well qualified.

His friends will be glad to know of his new connection and of the service Hamilton & Co. will be able to render through his association. Easton will specialize in city real estate.

NEW APARTMENTS PARTLY READY

Seavey Hudson company, realtors, have been appointed agents for rental of the new "Belle Clair" apartments at F. Smith street and Military avenue.

Two wings have been completed with eight five-room apartments. A third wing completing the bell-shaped building will be finished in the spring. Ray Anderson is the owner of the building.

House Listed and Sold in Less Than 48 Hours

W. R. Gibson, city manager for the Payne Investment company, reports that they listed a house last week in Minne Lusa and sold it at the listed price in less than 48 hours. Mr. Gibson says there are plenty of buyers for homes if owners would realize that they can't get more for old houses than new ones can be built for. He also says the sooner the owners realize that they must charge off a depreciation on houses the same as they are willing to do on their automobile or anything else they buy the sooner they will dispose of their properties.

Lincoln Man Pays \$732,000 in Deal for Farming Land

54 Quarter-Sections in Nebraska and Nine in Kansas Included in Transaction.

The biggest boost which Nebraska farm land has received as an investment for the last several years, it is agreed by land men all over the state, was the purchase a few days ago, by R. F. Irland of Lincoln of 54 quarter-sections of land in Pawnee, Valley, Gage, Greeley and Thayer counties.

In addition to these 54 quarters, Mr. Irland also purchased nine quarter-sections in Washington county, Kansas, just across the Nebraska border adjoining Gage and Jefferson counties in Nebraska. The total amount paid by Mr. Irland was \$732,000.

Mr. Irland's statement that he "bought the land personally for investment purposes," and that he considers land a very good investment at the present time, with its low price and cheap interest rates," is regarded as valuable evidence in favor of Nebraska land.

Mr. Irland purchased the land from John W. Baxter of Greenwich, Conn., one of the heirs of the late John W. Brookwater of Nebraska.

Several land deals at good prices were recorded in Nebraska last week. A quarter-section near Elmwood was sold for \$297.50 per acre and another farm in that vicinity was sold for \$182.60 per acre.

A farmer living near Newman Grove sold an unimproved tract adjoining his farm for \$190 per acre, or \$40 per acre more than he paid for the same property a year ago.

E. S. King of Lincoln sold 240 acres east of Valley, on which King's lake is located, to a New York investor for \$250 per acre. Mr. King still retains 120 acres of land in this county.

There were about 20 farm land deals recorded in the state last week, the prices ranging from \$50 to \$250 per acre. The transactions were in addition to the Irland deal.

Court Stops Improper Use of Name "Realtor"

Omaha realtors were advised last week of the third court ruling which in five months upholding the exclusive right of the National Association of Real Estate boards to the use of the term "Realtor."

This decision is an injunction issued by the circuit court of Wayne county, Michigan, in a case brought jointly by the Detroit Real Estate board and the national association against a real estate dealer in Detroit who advertised himself as a realtor but who did not belong to the Detroit Real Estate board.

Omaha realtors are all members of the National Association of Real Estate boards.

REALTORS TO URGE DEALER LICENSE

Plans for amending real estate license laws providing for competency tests for all persons engaged in the real estate business are now being made in Louisiana, Oregon, California, New York and Tennessee and probably will be included in a bill for the next Nebraska legislature. Nebraska is one of the few states which has no real estate license law. Such a law was defeated in the last two sessions of the legislature.

According to information received by local realtors from the National Association of Real Estate boards, the tendency throughout the country is to require men who go into the real estate business to pass competency examinations, thus making it impossible for incompetent men to handle the investments of persons who have themselves no experience in real estate dealings.

Bridgeport Boasts Two Active Boy Scout Troops

Bridgeport, Dec. 6.—This city now has two active Boy Scout troops, being the only city in the North Platte valley area except Scottsbluff that has more than one troop. This was made possible by co-operation of the business men who got behind the scouts and raised \$500 required. Thirty-eight boys are enrolled here, with several first-class scouts included, and some with merit badges for different kinds of activities. Walter Canady has taken charge of troop No. 2 and F. G. Plummer is scoutmaster for troop No. 1.

Omaha Realtors Expect Heavy Buying Movement

Omaha realtors believe the present activity in stocks and bonds will be followed shortly by increased activity in real estate investments. "This has been the history of such movements," declared W. G. Spain, vice president of the Omaha Real Estate board. "In former years periods of unusual activity in bonds and stocks have been followed invariably by activity in the more substantial real estate investments."

FITS OF EPILEPSY CURED

Discovery by Dr. Fred E. Grant Proves Most Terrible Cases of Fits or Epilepsy Can Be Remedied. WILL BE SENT FREE!

Wonders have been accomplished by Dr. Fred E. Grant's discovery of a home treatment for fits and epilepsy. Investigation bears out his claims that fits are needless and that the worst cases yield to proper treatment.

Among thousands of others who swear by this treatment, W. S. Hilton of Wentworth, Mo., testifies that he has found relief by following directions. It has now been two years since Mr. Hilton took a drop of medicine. He says: "I am well, haven't had to take any of your medicine for two years and have had no return of symptoms. I am truly thankful and will always praise your method."

Now everyone can try the same treatment that has been so effective for many former sufferers in the privacy of their own homes without it costing a cent. Just send your name, age, address and description of your case to the Dr. Fred E. Grant Co., 867 Keystone Bldg., Kansas City, Mo.

Property Worth \$161,652 Is Sold

26 Real Estate Transfers of Over \$4,000 Each Recorded in Week.

Twenty-six real estate transfers of \$4,000 or more each were recorded last week in the office of the registrar of deeds. The total of these transfers was \$161,652.

Southwest: D. E. Buck to Western Mfg. & Finance company, 1477 South Forty-sixth avenue, \$3,200; D. E. Buck to Western Mfg. & Finance company, 415 Poppleton avenue, \$7,221.

North Side: Amos Grant to Eastern Mfg. & Finance company, 1823 North Twenty-ninth street, \$5,150; August Grasse to Orla Hofstetter, 2744 South Twenty-first street, \$7,699; Jack Gustaf to H. A. Wolf company, 1594 3812 North Twenty-first street, \$7,250; Mauda Hunter to John W. Hahahan, 1455 Pinkney street, \$4,000.

Northwest: Sanford Ringler to Mary E. Pratts, northeast corner Forty-eighth and Lafayette streets, \$1,025; B. D. Welch to J. Foy, Forty-ninth between Kreling and Burdette streets, \$1,900; Ruby C. Culbertson to William D. Bruyn, 4324 Franklin street, \$3,200; Loren Lund to J. C. Kemp, northeast corner Fifty-first and O street, \$5,500; Margaret C. Ames, 4907 Davenport street, \$5,100.

Dundas: Rose Dea to Morris Parllman, 1927 Davenport street, \$5,600; Jessie Smith to H. F. James, northeast corner Fifty-first and Howard streets, \$5,100; S. Weston to Lida A. Murtagh, 5182 Burr street, \$6,000; Florence A. Winkelman to Margaret C. Ames, 4907 Davenport street, \$5,100.

Benis Park: J. W. Wachler to Barker company, 2214 Nicholas street, \$5,000; Benson: J. W. Bates to J. A. Howard, northeast corner Fifty-sixth and Millary avenue, \$5,000.

South Omaha: E. M. Allen to Sophie Katsman, O street between Thirty-ninth and Forty-first streets, \$4,000.

Central: Grace H. Stiek to Elmer E. Perkins, 142 South Thirtieth street, \$3,900; Katherine Cooke to Paul M. Poulson, 2314 Dodge street, \$4,000.

West Leavenworth: Charles Stern to Benjamin Newman, 4323 Leavenworth street, \$3,700.

Swedish Singers Will Appear in Omaha Next May

Noted University Male Chorus of Stockholm Being Brought Here by Omaha Noontday Club.

Word has been received by P. A. Edquist, Swedish vice-consul here, that the internationally famous University Male chorus of Stockholm, Sweden, will tour the United States next spring and will sing in Omaha some time in May.

The Omaha Noontday club, consisting of men of Swedish birth or descent, the Norden Singing society, churches and lodges will co-operate in the presentation and entertainment of the Stockholm singers. Mr. Edquist, Sam Simonson and Francis E. Siborg constitute the general committee in charge and will be assisted by other committees from various organizations.

The Noontday club at its meeting Thursday, voted to sponsor this concert.

The chorus is a member of the Swedish Singers' association in which are more than 6,000 of Sweden's finest singers, headed by Crown Prince Gustaf Adolf of Sweden. These college choruses of Sweden have taken numerous prizes at international contests and are noted especially for their beautiful, high, clear tones.

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SEARS IS VISITOR AT WHITE HOUSE

Special Dispatch to The Omaha Bee. Washington, Dec. 6.—Congressman Willis G. Sears of Omaha visited President Coolidge at the White House Wednesday morning. The President and Congressman Sears chatted about the result of the recent election in Nebraska and the president expressed himself as being highly pleased with the Nebraska vote.

President Coolidge inquired about business and farming conditions in the state and was told by Congressman Sears that the state was making great progress in all of its lines of endeavor.

Beatrice Women's Club Starts Membership Drive

Beatrice, Dec. 6.—The Beatrice Women's club has entered into a two weeks' membership drive. The

The second and third doses usually break up the cold completely and end all gripe misery. "Pape's Cold Compound" is the quickest, surest relief known and costs only thirty-five cents at drug stores. Tastes nice. Contains no quinine. Insist upon Pape's.

TRY THIS ON YOUR HAIR 15 DAYS

LET YOUR HAIR PROVE RESULTS. YOUR hair need not thin if you use Pape's Cold Compound. It will stop thinning out of the hair, loosen the roots, restore the hair and give you a new growth of hair.

FREE TRIAL OFFER: Send your name now before it is too late, for 15 days free trial offer. ATHERTON CO., 3922 N. ROBEY ST., CHICAGO

ADVERTISMENT. ADVERTISMENT.

COLDS

Break a Cold Right Up with "Pape's Cold Compound"

Instant Relief! Don't stay stuffed up! Take "Pape's Cold Compound" every two hours until three doses are taken. The first dose opens clogged up nostrils and air passages of head; stops nose running; relieves headache, dizziness, feverishness, sneezing.

ADVERTISMENT.



Competition between Advertisements



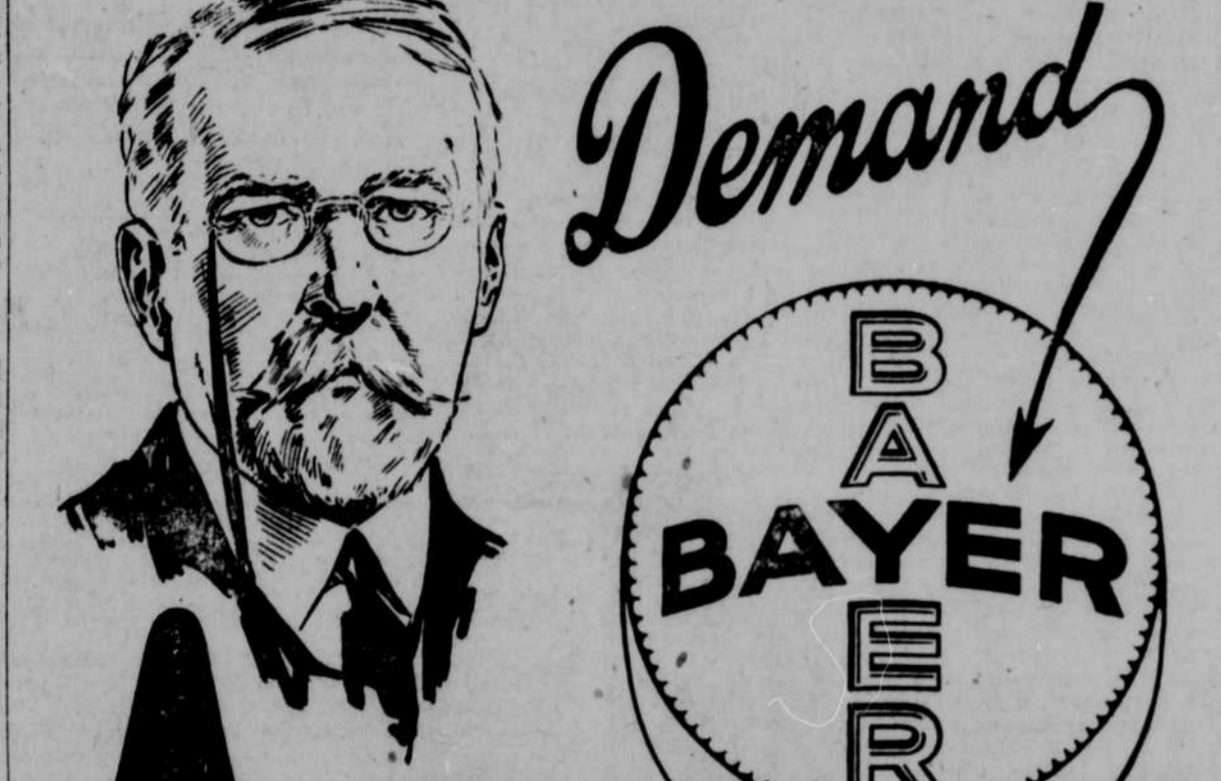
This advertisement is in direct competition with every other advertisement in this paper. Whether or not you have been attracted to it first is a problem every advertiser must reckon with in placing his message in competition with other advertisements.

The question of "layout" is of the greatest importance to advertisers, because if your ad is not "seen" it is not read. Whether or not the message gets your prospect's interest and confidence; whether it creates a "desire" for your product or service depends upon how well you tell your story after you get "attention".

The Omaha Bee maintains an Advertising Service Department for the express purpose of creating advertising that "stands out" and gets attention; that creates interest and supplies the buying "urge" to your prospects. This service costs you nothing and a phone call will bring a "service man" to your office with ideas plus.

Phone AT-lantic 1000

Advertising SERVICE Department OMAHA BEE



ASPIRIN

SAY "BAYER ASPIRIN"—Genuine Unless you see the "Bayer Cross" on tablets, you are not getting the genuine Bayer Aspirin proved safe by millions and prescribed by physicians over 24 years for

- Colds
- Pain
- Toothache
- Neuritis
- Headache
- Neuralgia
- Lumbago
- Rheumatism



Safe Accept only "Bayer" package which contains proven directions. Handy "Bayer" boxes of twelve tablets. Also bottles of 24 and 100—Druggists. Aspirin is the trade mark of Bayer Manufacture of Monoaceticacidester of Salicylicacid