

REAL ESTATE AND BUILDING

News and Events



60 Per Cent of Omaha's Families Own Their Own Homes. Do You Own Yours?

1925
1st Year of Price Advancement in Real Estate

14 Farm Sales in County Recorded Here Last Week

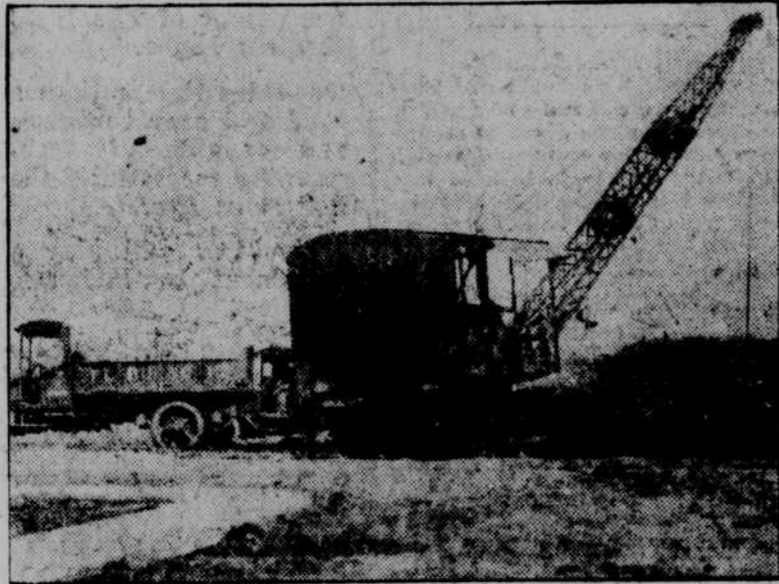
Total of \$204,254 in Land Deals; Five of Tracts Are Near Irvington.

Fourteen farm land sales in Douglas county were recorded last week in the office of Registrar of Deeds Pearce. The total of these sales was \$204,254.

Five of the 14 sales included property in the vicinity of Irvington. Following is a list of the farms sold, with the name of the buyer and the amount paid:

- Farm Property.**
- Albert Erdman to C. E. Peterson, 40 acres and other property one mile east of Irvington, \$19,570.
 - A. L. Anderson to Chris Jensen, 50 acres one and one-half miles east of Irvington, \$23,844.
 - Theodore Klumbumbe to Otto Klumbumbe, 80 acres two and one-half miles northwest of Irvington, \$10,000.
 - Theodore Klumbumbe to A. E. Klumbumbe, 40 acres two and one-half miles northwest of Irvington, \$6,000.
 - A. L. Cook to Claus Harder, 80 acres two and one-half miles east of Bennington, \$18,750.
 - Peter Neu to M. H. Neu, 50 acres three and one-half miles north of Elkhorn, \$20,000.
 - C. W. Mead to Henry Schmidt, 80 acres two miles southwest of Bennington, \$15,000.
 - Cathie Miffield to J. F. Logemann, 80 acres two miles north of Bennington, \$12,600.
 - J. W. Devore to Eva Girken, five acres adjoining Valley, \$6,000.
 - Carl Hasselblad to H. H. Parson, 40 acres one and one-half miles west of Bennington, \$10,000.
 - Charles W. Mead to Roy Johnson, 80 acres one and one-half miles west of Bennington, \$16,000.
 - Martha G. Crier to F. A. Pedersen, 80 acres two miles northwest of Millard, \$22,000.
 - Axel Johnson to A. J. Blomquist, 40 acres two miles south of Valley, \$7,500.
 - Niels Nielsen to F. J. Floral, 40 acres one and one-half miles north-east of Irvington, \$12,250.

Steam Shovel Speeds Bungalows



D. E. Buck & Co. are erecting three of Buck's Better-Built bungalows at 4612-1624 Wakeley street. One is built and ready to occupy April 1, but the frost has held back construction of the other two for two or three weeks preventing excavating. As D. E. Buck & Co. were anxious to get the other two houses ready for June 1 occupancy, they decided to speed up the work by using a steam shovel in grading of the lots and excavating the cellars to break through the frost, thus saving 10 days or two weeks which would have been consumed by the old method of using men and teams for the work.

D. E. Buck & Co. are not only building the latest modern features into "Buck's Better-Built bungalows" but are using every modern labor saving device obtainable in their construction.

45 Real Estate Transfers Made Here Last Week

Total Sales of Property More Than \$4,000 Amount to \$270,375. Register of Deeds Reports.

A total of 45 real estate transfers of \$4,000 or more were filed in the office of the register of deeds last week, totaling \$270,375.

Following is the property and the district in which it is located:

- Northwest.**
- A. J. Cole to D. M. Jensen, 4339 Larimore avenue, \$4,800.
 - Homestead company to Louis Stein, 1448-47 North Twentieth street and H. A. Farron to Isaac Hurwitz, 2416 Spencer street, \$4,000.
 - Harry W. Stitt to Nellie E. Jensen, Twenty-seventh street, between Browne and Sistrone streets, \$5,500.
 - Jacob Cohen to Southern Mortgage and Finance company, 1414 Sherwood avenue, \$5,100.
- North Side.**
- Mary A. Metzler to Amy Koppenshaver, 1448-47 North Twentieth street and 1442-47 North Twentieth street and H. A. Farron to Isaac Hurwitz, 2416 Spencer street, \$4,000.
 - Harry W. Stitt to Nellie E. Jensen, Twenty-seventh street, between Browne and Sistrone streets, \$5,500.
 - Harriet M. V. Wilson to C. L. Mickey, 2611 Taylor street, \$4,200.
 - Henry Greenfield to B. F. Marshall, 1545-462 Sherman avenue, \$7,200.
 - H. E. Naylor to George Flack, 2627 Binney street, \$5,000.
 - G. C. Flack to Benjamin Hoyak, 2627 Binney street, \$5,000.
 - H. A. Whipple to Clyde Whitney, 2424 Saratoga, \$4,000.
 - Margaret Gulliver to R. F. Cary, 2514 Binney street, \$4,800.
- Benning.**
- C. G. Cariborg to Nels A. Nalapp, 6623 Miami street, \$4,000.
 - J. B. Conne to Edward C. Wright on Maple street between Sixty-first and Sixty-second streets, \$12,000.
 - Edward C. Wright to F. J. Murray, on Maple street between Forty-first and Sixty-second streets, \$13,000.
 - H. H. Dimmitt to Irvin McMurray, 5719 Military avenue, \$5,400.
 - M. J. Hedlund to P. F. Angermann, 6511 Spencer street, \$7,200.
 - Clyde Whitney to H. A. Whipple, one-half acre, Seventy-second and Maple streets, \$7,600.
- West Burnham.**
- F. C. Johnson to R. Chauland, 244 North Thirty-fifth street, \$6,000.
 - Harry Greenfield to Thomas E. Wood, 520 South Forty-first street, \$5,450.
 - Harry Shapiro to P. J. Weerik, 4227 Hazley street, \$5,250.
- West Leavenworth.**
- C. A. L. Swahn to W. R. Reischel on Fifteenth street, between Marcy and Leavenworth streets, \$1,850.
 - Dakay McInnes to Thomas E. Wood, southern corner, between Ninth and King streets, \$7,000.
- Central.**
- Lillie E. Turner to J. P. Tracy, 2803 Chicago street, \$5,500.
 - J. E. Corbin to P. J. Dobson, 823 North Forty-third street, \$4,800.
 - Stella P. Porali to Theresa Minikus, 4018 Cuming street, \$5,200.
- Clarendon.**
- Bankers Mortgage Loan company to Samuel Meister, 6022 Conby street, \$1,000.
 - Rachael Beeson to D. Evans, 2104 Nicholas street, \$5,500.
- Hemlock Park.**
- Max Klaus to Henry Klein on Thirty-second avenue between Oak and Fredrick streets, \$7,100.
 - C. H. Shay to Mary E. Cameron, 1012 South First street, \$7,000.
 - Peter Wolf to H. A. Keller, on Hascall street between Thirty-second avenue and Thirty-fourth street, \$4,700.

Beddeo Style Revue Proves Big Success



The Beddeo style revue at the 15th Street Rustic garden last Thursday and Friday evenings proved a marked success.

Both men's and women's new spring apparel modes were shown on living models. Following the style showing the crowds of more than 2,000 enjoyed an evening of dancing as guests of the Beddeo clothing company.

Atlas Club Hears Creel.
H. G. Creel of the Eppley hotels system addressed the Omaha Atlas club at their meeting at the Elks club. Dr. William Gemar was chairman of the day.

NEBRASKA LAND BRINGS \$300 ACRE

A large number of farm land transfers all over Nebraska since March 1 indicate confidence in Nebraska land is still increasing.

A few sales were made at unusually high prices. One 40-acre farm two miles from Falls City sold for \$300 per acre, and another 40-acre farm in Platte county, \$245.

"One of the features of farm land purchases in Nebraska the last few weeks has been that farmers seem to be getting enough money to buy good land," according to Mark Martin, Omaha realtor, who is familiar with farm conditions.

One report showing a large amount of activity was made by Richards, Keene company in Fremont. This firm since March 1 has closed farm land deals aggregating over \$225,000.

Fred H. Richards of this company said most of this land is in Dodge county, and that the prices range from \$212.50 to \$225 per acre.

PINE LANE FARM TO BE SUBDIVIDED

H. S. Manville, Omaha realtor, last week closed a contract for subdividing the north 70 acres of the Charles Pamp farm on the Military avenue road.

The property lies on both sides of Military avenue. It will be cut up into acre and half-acre tracts. Streets will be graveled, electric light lines installed and restrictions provided for a moderate class of homes.

The Pamp farm is known as "Pine Lane" farm and adjoins "Cherry Croft" farm on the west. "Cherry Croft" farm is owned by John W. Welch. The Pamp land will be on the market this year.

"Y" BOY WRITES NEW CAMP SONG

A song for Omaha "Y" boys at Camp Sheldon near Columbus has been written by Harold Thom, 13, son of Mr. and Mrs. H. H. Thom, 2315 Ogden avenue.

The song is to the tune of the Nebraska university song, "There is No Place Like Nebraska." Members of the Y. M. C. A. boys' quartet, under the direction of Howard E. Ohm, are learning the song. Harold Thom, Leon Katz, Robert Christensen and Harry Stafford comprise the quartet.

The song follows:

"There is no place like Camp Sheldon, That's sure the best place I know; Where the boys are the fairest Of any boys' camp in the west. There is no place like Camp Sheldon This country there is to say. We'll all stick together in all kinds of weather, For the Omaha Y. M. C. A."

RETAIL EXTENSION BODY WILL MEET

The Retail Extension association will meet next Thursday at 6 in the Alpine dining room, Hotel Hamilton, when reports will be heard from committees appointed by President Malcolm Baldrige to investigate these three propositions: A new branch post office; a lighting system along the Lincoln highway throughout the city; a Council Bluffs street car loop encircling Omaha's retail district.

On these committees are Sidney Gullingham, Henry Wynnan, Charles Martin, Paul W. Kuhns, John E. Flack, William F. Gurley, Ralph Russell, Wilson T. Graham, John E. O'Brien, James P. Cooke, Charles A. Brown, Edward M. Slater, Mark Cond, Ernest Sweet, George T. Morton and Herbert Daniel.

AUTO MEN WORK FOR AK-SAR-BEN

Governor Louis Nash has selected a bunch of automobile men as his team in securing members for King Ak-Sar-Ben.

J. H. Hansen is major of the auto men known as the "go-getters" and called the "benzine boys."

The benzine boys will prove their allegiance and have selected the following officers: Louis Nash, general; Fritz Carlson, colonel; J. H. Hansen, major; W. J. Hellings, captain; C. A. Sadler, captain; F. C. Nygaard, captain; J. A. Gentleman, captain; T. H. Noeris, captain; Guy L. Smith, captain; Charles Hannan, captain; John Opper, captain; Clyde Parsley, captain.

50 RELATIVES OF LANE ARE SOUGHT

Relatives of the late Charlie Lane, said to number about 50, are being searched for to inherit shares of his \$120,000 estate.

Fifteen cousins are already on the list. D. T. Atwater, Union Pacific employe in Council Bluffs, is a second cousin. The estate will be divided among the relatives according to Nebraska law.

The unsigned will of Mr. Lane, not being a legal document, will not be taken into consideration. This leaves his fortune to friends, his housekeeper, Mrs. Lea Kirwin, and namesakes.

SOCIETY HONORS CREIGHTON MAN

Rev. Alfred Kaufman, S. J., professor of history at Creighton university, has been invited to address the American Historical association at its annual convention at Ann Arbor, Mich., next December.

Father Kaufman has accepted and will discuss "The Historical Works of Janssen."

Dave Simon Funeral.

Funeral services for Dave Simon, 23, son of Mr. and Mrs. B. A. Simon of Florence, who died Saturday at the Wise Memorial hospital following an operation, will be held Sunday at 2 p. m., at the Hoffman-Crosby funeral home.

Palbearers will be Roy Smith, Jarvis Frieden, Leo Crosby, Lester Meyer, Jake Whitebook and Bob Marer.

Jerry Hall Promoted in Harry Koch Staff



Jerry Hall has been promoted from manager of the automobile insurance department of the Harry A. Koch company to be in charge of the newly created finance department for the sale and purchase of new and used automobiles. As his assistant he will have Richard Koch.

Mr. Hall and the Koch company will represent throughout Nebraska, western Iowa, and part of South Dakota the Commerce Credit Trust company of Chicago with assets of more than \$70,000,000.

The department will serve both wholesale and retail patrons, thus benefiting the automobile dealer as well as the purchaser.

Mr. Hall has been with the Koch company for four years.

Miss Margaret Walker Joins Staff at Haydens

Miss Margaret Walker, expert corsetier, comes to Hayden Brothers to assume full charge of their corset business.

Miss Walker is quite well known in Omaha, where for the last 20 years she has held responsible positions with the larger stores.

F. V. Peck With Haydens From Burgess-Nash Firm

F. V. Peck, for many years connected with the Burgess-Nash company, is now permanently located with Hayden Bros.

Mr. Peck's acquaintances number in the thousands, and Hayden Bros. are fortunate in securing so valuable a man.

3,600 Families Are Added to Omaha's Population in 1924

Credit Bureau Figures Show Less Than 1,000 Households Moved During Year.

Thirty-six hundred families moved to Omaha in 1924 and less than 1,000 families left Omaha, according to statistics of the J. J. Cameron Credit bureau, 812 Omaha Loan and Building Association building.

This leaves Omaha with an estimated population of 218,000. The credit ratings of the new families are above the average, many of the men coming here with capital, which they have invested in local enterprises.

"There are about 90,000 Omaha people with charge accounts," said Mr. Cameron. "And credit ratings have been kept up to normal. Merchants are watching their accounts more carefully and are educating the people to the advantages of paying bills promptly."

"Very few firms try to do business now without credit reports, and our own calls for credit information have increased 25 per cent in the last three months."

Leo Bozell to Chicago.

Leo B. Bozell, executive secretary of the Omaha real estate board, yesterday attended a meeting of the advertising committee of the National Association of Real Estate Boards in Chicago.

FARM LAND PRICES ADVANCING DAILY

Fremont, March 12.—Thirty-seven Dodge county farms featured the annual house moving day on March 1, according to records compiled by the office of Registrar of Deeds, Ernest Hahn. And according to realtors, a gradual stiffening in land prices is being observed.

Prices ranging from \$100 to \$200 per acre for farm land, and cash sales and mortgages are being made in other deals, steady improvement in the value of farm lands is noted. Many tracts as well as sales were recorded in the spring changes in farm property.

According to Fred H. Richards of Richards, Keene & Co., the stiffening in prices is shown not only in sales but in offers that were not accepted. In one instance \$250 was offered for 80 acres in Dodge county and this was turned down by the owner. Other offers, considered good, were rejected by owners who prefer to hold the land in the face of what appears to be a certain advance in prices.

The territory near Howells, Creston and Leigh is bidding for honors in high priced land, statistics reveal. Fred Zeller of Creston vicinity sold an 80-acre farm near Howells, farm near Leigh, sold at \$225, and other sales were well over the \$200 mark.

Food Center Moves to New Quarters on Farnam

The Food Center will take temporary quarters at 1520 Farnam streets next week.

The move is being made because the great difference in asphalt prices still lower prices. Also one advantage in the new location is the available parking space for customers.

The move opens March 13.

CINDER-CONCRETE BLOCK
(STRAUB PATENTED PROCESS)

Absolutely Fireproof
Nail Into Them Like Wood

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CEMENT STONE CO.
Licensed Manufacturers

GOOD FENCES MAKE GOOD NEIGHBORS

Iron and Wire Fences and Gates for Lawns, Gardens and Country Homes. Ornamental Iron Entrance Gates. Steel Fence Posts, Trellises and Arches for Vines and Roses. Waste Paper Burners. Wire Flower Bed Borders. Iron and Wire Window and Door Guards. Iron Clothes Posts. Chain Link Property Protection Fence. Cyclone Fence on Steel Posts. Dog Yards.

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Cold, Damp Days Are Danger Days

Keep Your Home Warm and Comfortable by Burning

Arkansas Semi-Anthracite

"PURITY"

Early Spring Weather is uncertain. Blizzards, cold waves and chilly winds make it a problem to keep the home warm and comfortable. Yet an even temperature in the home is perhaps more important to the health than at any other period of the year.

PURITY Semi-Anthracite gives an even, steady heat. It holds fire for 36 hours without attention and is easily regulated for varying temperatures.

PURITY Semi-Anthracite is 82 per cent carbon—and carbon is heat. It is absolutely SMOKELESS and SOOT-LESS, and the ash content is negligible. The ash from PURITY may be re-burned, making a great saving in waste.

PURITY Semi-Anthracite is LOW in price, costing about the same as the best grade of bituminous coal, yet offers all of the many advantages of semi-anthracite.

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If your dealer cannot supply you with PURITY Semi-Anthracite, Phone AT-lantic 4432—for the dealers stocking it.

ARKANSAS SEMI-ANTHRACITE PURITY

THE PITTSBURGH & MIDWAY COAL MINING CO.
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