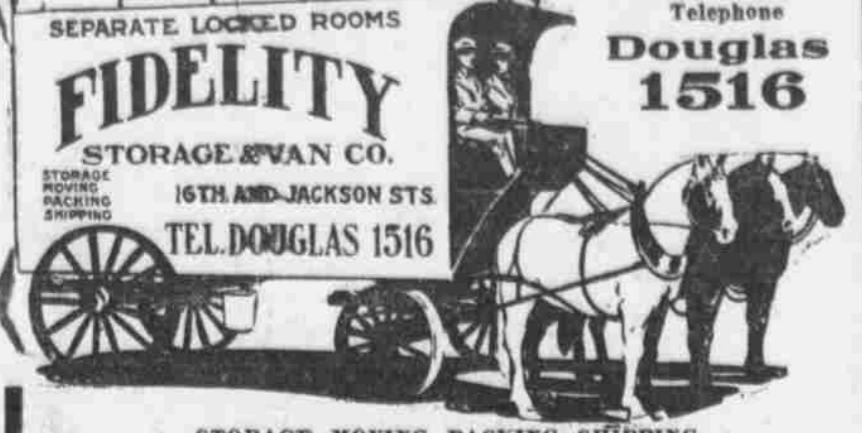


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HIGH PRICE FOR ACREAGE

Brewster Tract Sold to Martin for Three Thousand Per Acre.

ONCE BROUGHT SUM OF \$12

Real Estate Man Who Returns from Extended Trip Says Omaha is on the Verge of a Business Boom.

Charles W. Martin has bought the Brewster tract south of Miller park and west of Twenty-fourth street. Mr. Martin, who is one of the most active young real estate men of the city, gives the following interesting story, showing the possibilities of the increase in value in well located real estate.

Fifty-two years ago today Charlotte A. D. Brewster, bought of James Robertson the tract of land along the old Mormon road that ran from the river landing at the little settlement, called Omaha to the big tree in Florence. Now, it is on the south side of Miller Park and fronts on Twenty-fourth street. She paid what seemed a high price at that time—\$12.20 per acre, or \$122 for the ten acres. The family made their home there for a number of years and at the death of Mrs. Brewster the property was willed to her son, Elbert P. Brewster of Bisbee, Ariz., who sold the ground last week to Charles W. Martin for \$2,500 for the ten acres, or \$250 per acre, thus the land has gradually increased in value from \$12.20 per acre to \$250 per acre in exactly fifty-two years. During all of the time that it was not cultivated by the Brewster family it was leased and Mr. Brewster is authority for the statement that the revenue from it just about paid the taxes, until the improvement of the territory surrounding it increased the taxes on this property.

Mr. Brewster has had hundreds of opportunities to sell this land and invest the money in stocks and bonds, but preferred to keep it and has turned a deaf ear to inquiries from Omaha real estate men who sought to buy the ground for plating.

Land Has Had Four Owners. During the fifty-two years there has never been a deed or mortgage recorded conveying this ground and it has only been owned by Uncle Sam and three other owners.

The increase in value has been brought about by the growth of Omaha and the development of surrounding territory, but it is a splendid example of the theory that real estate is the safest investment when the buyer uses ordinary good judgment in selecting the location, for location is really what you buy, and every man should own a piece of real estate.

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ONE OF OMAHA'S HUSTLING REAL ESTATE MEN.



Photo by Casy
 Charles W. Martin.

even though he goes in debt for it. The recent sale of the property at Twenty-fourth and Farnam streets, for \$100,000, shows that although the sale was a foreclosure sale, yet the owner got a large sum of money above the mortgage.

Mr. Martin has visited every city west of Cincinnati and has just returned from an extended trip through Kansas, Oklahoma, Texas, Arizona and California, and says Omaha, while it does not make the showing that some of the western cities do, yet with the wonderful territory surrounding it, it is certain to become a large and prosperous city with an honest growth and a reliable and steady increase in value of its real estate. In every other city in the west the selling price per front foot for downtown business property is very much higher than it is here and the residence lots are very much higher than they are in the good residence districts of Omaha. The conditions of the real estate market are healthier here than they are in almost all of the western cities. The interest rate the borrower pays on homes in Omaha is lower than it is in other cities, thanks to the splendid savings and loan associations which we have here and there is a larger proportion of cash sales. Unless all signs fail, Omaha is on the verge of a larger increase in population and increased volume of business. At present we are thirty-first in population and sixteenth in bank clearings, which would indicate that there is more business done here than there is in some cities that have a larger population. Our tax rate is low in Omaha in comparison with other cities and with the low interest rate there is every inducement for a man to quit paying rent and own his own home.

"Omaha needs less knocking on the city and its officials, better boulevards and more playgrounds for the children. Our citizens should forget the city's troubles and boost as they do in other places," said Mr. Martin.

TIMELY REAL ESTATE GOSSIP

Sale of Noonan Property Sets All Realty Men Agog.

PRICE BEYOND EXPECTATIONS

Great Increase in Farnam Values Calls for Daily Gossip—Wyoming Oil Fields Are Booming.

All business men of Omaha sat up and looked about them last week when a piece of property sold at the surprising figure of \$100,000 some eight blocks from the center of the business district. This was the Noonan property on the northeast corner of Twenty-fourth and Farnam street. The most optimistic real estate men had never estimated it to be worth so much money. Now the question is where is Omaha property going in a few years more, if this piece brings so much today.

This purchase made by Elmer J. Neville has been on the lips of real estate men and other business men during all the latter part of the week. The Omaha Real Estate exchange made it a basis for a general discussion of realty values at the meeting last Wednesday. C. F. Harrison said he had always been optimistic for the future of Farnam street. In fact, he had been called the optimist of Farnam street, he said, but at his best he had never estimated that piece of property so high. He was glad to see that it had brought the price, and said he felt that the property must have income power to make it bring such a price.

Curtis is Surprised. C. C. Curtis, one of the oldest men in the real estate business in the city said, when the sale was made, he was surprised at himself to think that he had never estimated the property higher himself. He said he had watched values in Omaha for many many years, had seen them grow by leaps and bounds, but that he had estimated that particular piece at \$50,000 value.

Harry Tukey saw in this sale some possibilities for Douglas and Harney streets. "What will happen to Harney and Douglas now?" asked Tukey. "Farnam can't continue to go ahead alone. Only a few years ago I sold some property many blocks nearer downtown on Farnam street for one-third that value per front foot. It was a good price at that time. But now look what Farnam is doing today. Is it possible that Douglas and Harney streets are to continue to lag behind in values?"

Back from Oil Fields. George Flack has just returned from the oil fields of Wyoming, where he is interested in the platting of city lots. He spent some time in Casper and Basin. Casper is the big oil town, and will soon offer another platting for sale there. He says the oil business is constantly and steadily spreading there, as new wells are constantly being found farther and farther out from the original field. The new \$40,000 hotel just built in Casper is to be opened formally April 1.

In the opinion of Mr. Flack, Basin is soon to experience a boom, as oil has recently been discovered in the vicinity. He also believes the time may come when crude oil will be piped all the way from Wyoming to Omaha and when refineries will possibly be established in Omaha.

Feb. 28th, 1914.

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