

TIMELY REAL ESTATE GOSSIP

Farmers Touch Matters of Interest in Their Congress.

FAVOR THE TORRENS SYSTEM

Want to Be Exempt from \$100 Par Value Clause of Blue Sky Law in Selling Shares for Co-operative Companies.

A number of laws sought by the Nebraska Farmers' congress, as indicated by the resolutions that body has just passed, are of interest to real estate people on account of their greater or less bearing on the farm conditions of the state, and consequently their bearing on the future farm land values of the state. Some half dozen of the many resolutions adopted by the Farmers' congress have a more or less direct bearing on farm lands and farm values.

For example, the congress asked that the conservation of and soil survey of the state be continued and that it be given adequate support in the way of appropriation.

The Torrens system of land title registration was endorsed by the congress, following discussion of the subject by A. E. Sheldon, director of the legislative reference bureau of Lincoln. Mr. Sheldon has made an exhaustive study of the subject from the standpoint of its success wherever it has been tried in all parts of the world, and he highly recommended the system.

Water Power Rights.

The farmers are in favor of having the state retain all its present water power rights, and they resolved that "such rights should not be sold or leased in perpetuity, and that the next legislature should take measures looking to the immediate development of the water power of the state by the state for the people of the state." They further demanded "the cancellation of the water power franchises outstanding that are not developed or are not in the process of real bond fide development as contemplated by the law of the state."

The farmers are "willing to stand for a little more taxation if it will mean some improvements at the state fair grounds. They want a new swine barn. They adopted a resolution the last day of their meeting asking for an appropriation for a new swine barn at the fair grounds to be built on higher and more sanitary ground. It was pointed out that the ground nearer the railway siding could be used, and that this is high and sanitary, besides having the advantage of saving the exhibitors money in that hogs could be unloaded right into the pens instead of having to be taken by dray to the pens.

Seek Exemption.

There was feeling in the Farmers' congress that the blue sky law passed by the last legislature to knock out fake land schemes and fake stock and bond schemes on mining stock and a lot of other trickery was in reality inadvertently working a hardship on the farmers in the organization of co-operative companies. Thus for a time they favored the exemption of the \$100 par value clause in the law, because their co-operative grain and live stock shipping companies are usually organized by the sale of shares at \$10 or \$25 par value. Later the congress agreed to ask the legislature to make farmers' co-operative associations exempt from the operation of the blue sky law, as they said they were sure the law was made with no intention to curtail the farmers in the legitimate enterprise of organizing these co-operative companies.

Here again some of the farmers, notably E. M. Pollard, did not like the idea of asking for exemption for farmers alone. He said it did not look good for the farmers to ask as a class to be exempted from the working of any law. He wanted the resolution to be made more general. It was made more general, and the result was that they asked that "all co-operative enterprises for mutual benefit" be exempted from the restriction of the \$100 par value clause.

To Confirm Titles.

The Farmers' congress also applauded the efforts made by Senator George W. Norris in behalf of the farmers along the Union Pacific right-of-way to confirm the rights of the farmers in the possession of land that has been in controversy for years. The resolution adopted by the farmers on this subject follows: Resolved, That we are in hearty sympathy with the efforts being made by Hon. George W. Norris in the United States senate to confirm farmers along the Union Pacific railroad right-of-way in the possession of certain lands which have been in controversy between these farmers and the railroad company for years. We ask him to continue the fight until he has fully accomplished his purpose.

We also respectfully ask Senator Gilbert M. Hitchcock and all the Nebraska members of the lower house of congress to lend him all the assistance in their power.

New Benson High School House is Opened to Public

The Benson high school building, which was recently completed, on West Main street, was opened to the public for inspection at a reception held Friday evening at 8 o'clock, when the Board of Education, Superintendent Speedie, Mayor Sorenson and their wives and the entire corps of teachers were the reception committee. Twenty high school boys and girls served as ushers through the rooms, where work of the pupils was on exhibition.

A program of music was given in the auditorium. Those participating were Misses Helen Hoagland, Anna Sorenson and Evelyn Kellard of the high school, and a chorus of eight high school girls sang songs. About 2,500 people attended the reception.

Goes to Sleep After Looting a Saloon

Frank Hayes, giving his address as Thirty-third and Seward streets, was found asleep in Fred Jensen's saloon at Twenty-eighth and Cumming streets early this morning. Friday evening Officer Jensen discovered the window of the saloon broken and kept an eye on the place all night. This morning when one of the employes opened for business Hayes was found with \$4 in cash and some cigars in his pocket, fast asleep near the bar. He confessed to breaking the window and said it was so warm inside that he fell asleep. He also acknowledged that he had visited Hans Nielsen's saloon at Twenty-first and Cumming streets earlier in the evening, but took nothing. He is being held for further investigation.

Arrival of Thousand Dollar Stamps May Mean a Big Deal

Four small bits of paper, some of the most valuable pieces of parchment for their size ever issued by the United States, have been received by E. W. North, collector of internal revenue, from Washington. They are war tax stamps of \$1.00 denominations.

Stored with them in the government strong box is a secret story of two business transactions pending in Omaha which will involve an enormous sum of money, and is a certain indication of active real estate and building markets.

The little thousand-dollar golden-hued stickers are documentary stamps to be attached to deeds recording the transfer of realty. To require one of them the amount involved in any deal must exceed \$2,000.00. A number of blue \$50 and green \$100 stickers, which are in demand for business documents, accompanied the four "aristocrats." A supply of smaller denominations is ready for those subject to the war tax.

Adults Implicated With Juveniles to Come Before Sears

Charges against adults of aiding and abetting the delinquency of children hereafter will be heard by Juvenile Judge Sears, instead of Police Judge Foster, according to a new policy initiated in juvenile court.

Judge Sears made announcement of the new plan and inaugurated it by sentencing Herman L. Pribbernow, proprietor of a drug store at 322 Vinton street, to thirty days in jail for selling tobacco and cigarettes to young boys.

The judge suspended the sentence because Pribbernow received no notice of the new policy of more strict enforcement of the laws prohibiting abetting of juvenile delinquency. Hereafter sentences will be carried out, he declared.

Meyers Plans Some Christmas Dinner for Faithful Horse

Fred Meyers, for many years a cab driver in this city and now in business at Fourteenth and Dodge streets, is one who does not forget his friends of a less prosperous day. Meyers' former cab horse, now twenty-four years old, is being cared for by E. C. Roe, a farmer living a few miles west of Benson. For eighteen years Fred drove this horse, breaking it in when it was a colt.

In accordance with his usual custom the animal is to have a royal Christmas dinner, which Meyers ordered Saturday morning. The equine menu consists of a peck of oats, a peck of corn and a bushel of fine carrots and apples ground together.

Say Public Library Needs More Money

Members of the Public Library board and Miss Tobitt, the librarian, are sounding out the legislative delegation for a proposed increase in the limit of the library appropriation to \$50,000. The library fund, was for many years held to \$25,000, and the last raise several years ago was to \$30,000, on which the library activities have been extended to their present scope, and further expansion is believed to be difficult without more money resources. The board and the librarian have plans for new and useful library work which they are holding back until they find out how far their funds will permit them to go.

Prices Strong on the Local Market

Though not bullish, the Omaha grain market for a Saturday was unusually strong, while receipts were heavy. Wheat was up one-half to one cent all around, and corn shared in almost as much of an advance.

Durum wheat was again the center of attraction, evincing great strength, though no sales were made, owners preferring to hold over until Monday for a higher market. The bids were around \$1.25 per bushel, but in every instance, as high as \$1.27 was asked and with little disposition to sell at this price.

Receipts for the day were: Wheat, 119; corn, 57, and oats, 22 cars.

Automobile Bargains in Bee Want Ads.

F. J. ROACH SUCCEEDS PHILPOTT AT THE U. P.

F. J. Roach, for five years a clerk in the advertising offices of the Union Pacific, has been appointed chief clerk of the department, succeeding Fred Philpott, who has been promoted to the position of traveling passenger agent, with headquarters at Cincinnati and part of Ohio, Tennessee, Kentucky and Indiana as his territory.

Mr. Philpott leaves for his new post of duty right after Christmas in order that he may start work with the beginning of the new year.

E. J. Davis
SAFE MOVER
Heavy Hauling
1212 Farnam
PHONE DOUGLAS 353

Home Builders (Inc.)

Dividends will be ready Jan. 2d. Will pay 7% on book value, besides the surplus profits on building contracts for the past six months.

CAPITAL INCREASED TO \$200,000.00.

Permit has just been issued by the Secretary of State.

The demand upon Home Builders to finance and build homes made this necessary. People are coming to know Home Builders' plan the "New Way" to invest their money at greater profits, without speculation.

All shares secured before Jan. 1st will participate in all profits for the past six months. This is your chance to get a Xmas present for yourself or your child—and what's better—a gift that grows bigger as years go by. Home Builders is ready to welcome you before Christmas.

Phone for Free Booklet, Doug. 5013.

HOME BUILDERS
202 SO. 17 TH ST. OMAHA

American Security Co., Fiscal Agents.

Shareholders please notify office of any change in address.

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OUR FURNITURE PACKERS ARE EXPERTS

If you are going to locate elsewhere, let us crate and wrap your goods for shipment. Our services will save you time, work and relieve you of worry as well as possible damage to your goods.

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A Payment on a Home as a Christmas Present

There are thousands of people in Omaha who will spend the greater part of their savings on Christmas presents this year and who will find it a difficult matter to meet the rent on January first. To these people will be brought home the advantages and profit of owning their own homes.

It is good to have good friends and to know that each of us has many friends and to give tokens of friendship at Christmas time, but after all it is the spirit and not the intrinsic value of the gifts which really counts. The chances are that in many cases a less expensive gift would more fully express your sentiments.

If your savings were put into a first payment on a home you could be using the money you would otherwise spend for rent within a few years on Christmas presents and have a comfortable sum left besides. You would also be a property owner, a substantial citizen, your credit would be stronger and you would have the advantage of the increase in value of your home.

The wheels of business are not beginning to turn here, for the reason that they have never stopped. Right straight ahead we have been going on. The chances are that next year will see an unusual rise in real estate values; not too much, but consistent with the additional prosperity which we are bound to enjoy.

What would be better than a first payment on a home as a Christmas present? We can't think of any and we ask you to turn to the real estate columns in the classified section of today's Bee and see what can be done. You can make a better deal now than if you wait until Spring.

Telephone Tyler 1000

THE OMAHA BEE

Everybody Reads Bee Want Ads