

SMALL TRACTS OF LAND PROFITABLE

Statistics Show Big Profit May Be Made on Acre Property Close to This City.

BOTH FRUIT AND VEGETABLES

By LINN F. CAMPBELL of the Byron Reed Co.

Having heard and read a great many stories about wonderful crops produced on a few acres of land in Montana, Oregon and Texas I started a year or so ago to gather data relative to the productiveness of the soil in this locality, with the following results:

A single acre of strawberries two and one-half miles north of Florence produced 700 worth of berries in the summer of 1914—almost unbelievable, but due partly to the fact that a number of berry patches had been plowed up after the dry summer of 1912.

Potatoes are a steady, nearly sure crop. A farmer west of South Omaha has planted ten acres to potatoes for the last eight years and has annually produced 2,500 to 2,700 bushels, those having been sold for 75 cents to \$1.50 per bushel by marketing them early. This would make an average of \$2,500. He has fertilized this soil every year and brought it up to a high state of productiveness.

Cucumbers Good Crop. Cucumbers are an excellent crop on some soils. The pickle factory contracts for a man's crop and even furnishes seed. I found a Bohemian farmer near Bellevue who had cleared \$100 per acre on ten acres during 1912.

Celery requires quite a little technical knowledge to market the crop as grade No. 1 fancy, the kind that brings the highest price.

Asparagus will, if properly tended, bring a return of \$10 per acre net after the fourth year.

It is interesting to note the government experts' statistics relative to fruit raising and truck gardening near a large city. They say an acre will produce:

IN FRUIT: Blackberries, 10,000 qts., at 7c per qt. \$700. Blueberries, 5,000 qts., at 10c per qt. \$500. Raspberries, 200 bu., at \$2.50 per bu. \$500. Strawberries, 5,000 qts., at 6c per qt. \$300. Apples, about 100 bushels, at 10c per bushel \$1,000.

IN VEGETABLES: Asparagus, 300 bunches, at 30c. \$90. Cauliflower, about 100, at 90c. \$90. Cabbage, about 100, at 90c. \$90. Brussels sprouts, 5,000 qts., at 10c. \$500. Onions, between 200 to 300 bu., according to size, at 10c to 15c. \$2,000 to \$4,500. Above figures are based on wholesale prices at the end of the season.

Probably few Omahans know that carloads of Douglas county cherries and grapes were shipped to Denver and Chicago last year.

There is no surer way to make a living than to buy five or ten acres of land near Omaha, plant it to fruit, then when you are tired of work in town get out close to nature and make a good living, too.

Chicago Real Estate Men Will Stop Off For Day in Omaha

About 30 of Chicago's live real estate men are to be in Omaha for one day some time in June this year. They will be on their way to Los Angeles for the annual meeting of the National Association of Real Estate Exchanges. The Omaha real estate men have been anxious to get a lot of the delegates going through to stop off for a day to see Omaha. Byron Hastings when in Chicago Thursday invited the Chicago real estate board to stop in Omaha. The invitation was unanimously accepted, and Mr. Hastings was informed that there would be a special train load of these fellows going through. They will arrange to spend the day in Omaha, and the local exchange will arrange some special entertainment for them.

Fontenelle Deal For Mortgage Not Hurt by Stringency

Negotiations have finally been completed whereby the Metropolitan Life Insurance company of New York took a mortgage on the new Fontenelle hotel for \$400,000. G. W. Wattles of Omaha arranged for the deal for the hotel building company. Confidence in the future growth of Omaha was expressed by the president and other officials of the Metropolitan Life, whom they were in Omaha many months ago looking over the situation with a view to loaning this amount of money on the hotel building. The fact that they have now closed the deal in the midst of general talk of money stringency is looked upon as a good sign.

New Structure May Go Up on Farnam Near Sixteenth

There is some talk of a \$200,000 building to be erected just west of the Board of Trade building by parties said to be negotiating for a ninety-nine-year lease on this property. The property belongs to the George Warren Smith estate. The United States National bank is occupying the quarters at present temporarily pending the opening of their own new building just across the street, Sixteenth and Farnam streets. W. Farnam Smith, who is agent for the property, refuses to confirm the rumor. Other well informed real estate men say the rumor is premature.

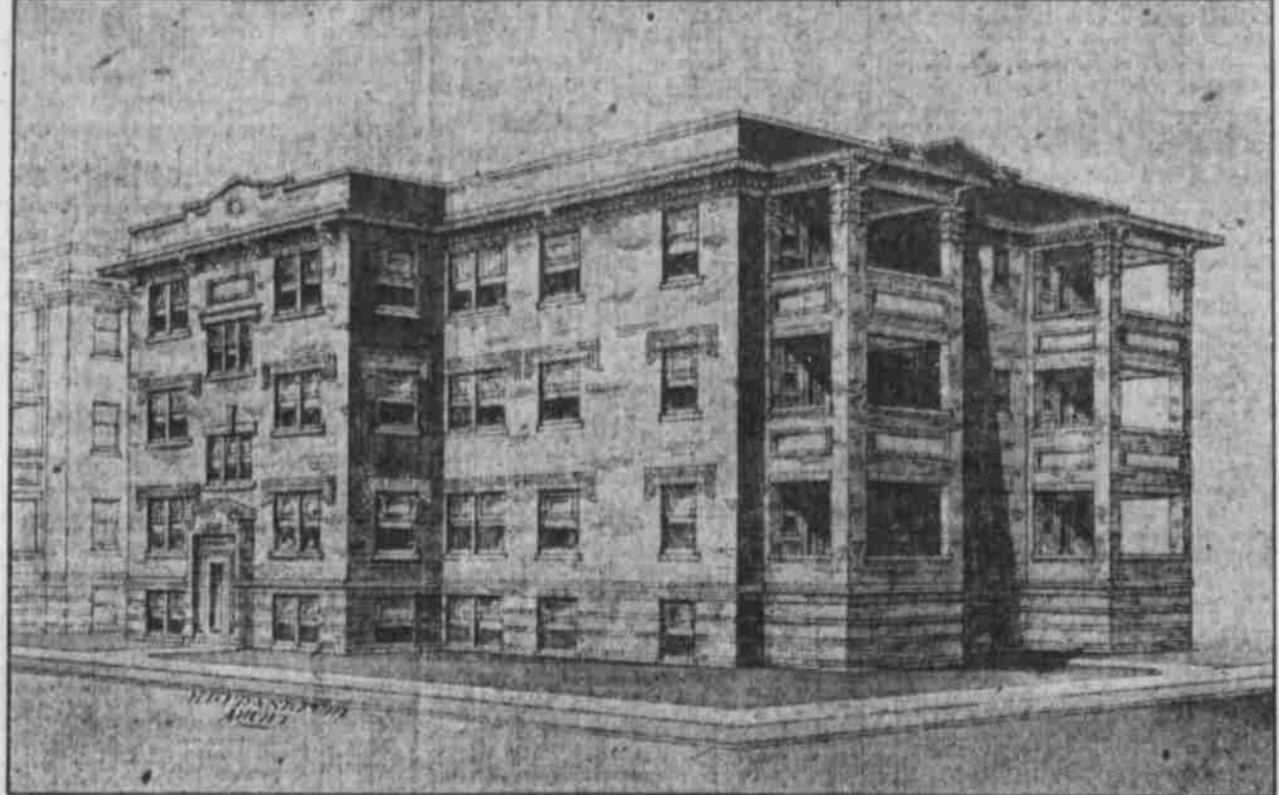
Many Buildings Are Planned for Omaha

The "American Contractor" of January 2, carries over a column of announcements of buildings to go up in Omaha this spring. It carries them in very concise form, giving the amount to be spent, the location, owner, contractor, architect and address of architect and contractor.

POPPLTON PROPERTY TO BE PLATTED SOON

W. T. Graham has purchased four and a half acres of the old Poppleton estate, the part containing the old Poppleton residence. He will plat the ground and sell it out in lots. It lies south of Whitts street and between Sixteenth and Eighteenth streets. The new addition will be known as Victor Place.

Apartment House to Be Built This Summer



The above cut shows the drawing of the new apartment house which will be erected by Hastings & Hayden this summer, to be located at the northeast corner of Twenty-seventh and Harney. It will have six four-room apartments with outside porches fronting south on Harney and eight three-room apartments fronting west on Twenty-fourth avenue. The cost of the building without the ground will be between \$25,000 and \$40,000. H. D. Frankfort, the architect, has prepared the plans.

Building for December and for 1914

Building operations throughout the United States for the year 1914, as indicated by the reports from sixty-eight of the principal cities, show a decrease of only 3 per cent as compared with those of the previous year. Up to August 1, when the European war began, the construction work was almost identical in volume with that of the first seven months of 1913. The loss occurred entirely during the last five months of the year. The cause was apparent to everyone concerned in the building trades, namely, the disarrangement of the financial market. Building operations, on account of the large units involved in this work, compared with most other industrial activities, are peculiarly sensitive to money conditions. The unfavorable comparison is therefore not an index of anything intrinsically reactionary in the building industry itself, but simply represents the insuperable obstacles in the way of activity. Thousands and tens of thousands of plans have been held back by the unresponsiveness of the banks, and this accumulated work will be renewed with the general resumption of loans. The official reports of building permits issued by sixty-eight cities for the year 1914, received by The American Contractor, Chicago, total \$64,177,223, as compared with \$67,594,916 for 1913, a decrease of 9 per cent. While the generality of reports are in harmony with the prevailing tendency, there are some exceptions. St. Paul shows a gain of 56 per cent for the year; Salt Lake City, 38 per cent; South Bend, 20; Seattle, 26; Denver, 31; Oklahoma City's totals make an enormous gain, an account of the new capital building there commenced in 1914. December naturally makes the poorest showing of the year, since by common consent new undertakings have been carried over into 1915. The December figures are \$34,310,484, as compared with \$38,661,519 for December, 1913, a decrease of 41 per cent. Twenty-one cities show gains, some of them quite notable. The table below gives details:

Table with columns for City, Dec. 1914, Dec. 1913, Gain, Loss, Per Cent. Lists various cities and their building permit statistics for December 1914 and 1913.

Addition Proposed For Medical School

Dr. Irving S. Cutler registrar of the College of Medicine of the University of Nebraska, appeared before the Omaha Real Estate exchange at the last meeting and told them of the proposed plan for a new power house and hospital to be built at the medical school grounds Forty-second and Harney streets. The proposition is to get an appropriation of \$100,000 for this purpose.

Advertisement for Omaha Van and Storage Co. featuring an illustration of a delivery van and text describing their fire-proof warehouse and furniture packing services.

TIMELY REAL ESTATE GOSSIP

International Associates Looking for a Good Purchase May Try to Buy in Omaha.

HASTINGS IS CALLED TO OHIO

Byron H. Hastings has just returned from Columbus, O., where he was called as a member of the executive committee of the International Realty Associates to meet with that executive body in regard to negotiations for the purchase of a forty-five-acre tract of ground in Columbus. The International Realty Associates is an incorporated company consisting entirely of real estate men who to be eligible must also be members of the National Association of Real Estate Exchanges. Omaha real estate men are quite heavily interested in the International Associates company. This company recently made \$40,000 on a subdivision in Duluth. The work is done along the line of buying, plating, laying out and re-selling. The International Associates always plan to get the local real estate exchange or real estate boards to co-operate with them in the city in which they buy and plat a piece of ground. They have picked up some big snags in a lot of cities and have made large profits thus showing the local fellows in those places what opportunities lie at their very door. On several occasions they have inquired about property to be had in Omaha for a project of this kind. Thus far they have found nothing, but Byron Hastings, member of the executive committee, says it is simply because Omaha property holders regard their property as so good a thing that they will not let go of it. "The International Associates would invest in Omaha in a minute," he says, "if anyone had a large tract he would let go of at a reasonable price."

BUILDING OWNERS TO ELECT OFFICERS TUESDAY

The Buildings Owners and Managers' association will hold its annual meeting and election of officers at a noon luncheon at the Hotel Loyal on Tuesday.

SCHOOL BOARD WILL TAKE UP STEGNER CASE MONDAY

The Board of Education committee having in charge the matter of the reinstatement of Miss Louise Stegner and three other teachers will meet Monday. Whether decisive action will then be taken the committee says cannot now be announced.

Lincoln Highway Asks Information Regarding Nebraska

All the points of greatest historical interest in Nebraska are now to be looked up by the Lincoln Highway association, to be used in an elaborate booklet that is coming out giving the entire route of the highway from coast to coast. F. H. Trego, chief engineer of the Lincoln Highway has written to H. E. Fredrickson, chief counsel for the highway in Nebraska, asking for detailed information as to the points of interest in Omaha and Nebraska, and how they can be reached. He wants particularly the points of historical interest, such as Indian battlefields, noted monuments, etc. John Lee Webster, president of the Missouri Valley Historical society, has consented to write a report for the highway engineer, giving the principal points of interest historically. Mr. Webster and Mr. Fredrickson are anxious to hear from anyone who has in mind any points of great historical interest in the state that may be overlooked by them.

Y. M. C. A. BUYS CHECKER AND CHESS TABLES

Chess and checker tables and equipment have been purchased by the Young Men's Christian association, which will organize chess and checker clubs among its members. A game and music room will be fitted up off the main lobby of the building, where fans of the checkerboard sport can play to their heart's content, while music accompanies their study over each move.

OMAHA CLUB TO ELECT DIRECTORS SATURDAY

Three directors are to be elected at the annual meeting of the members of the Omaha club next Saturday evening. A dinner will be served to members only at 6 o'clock, and following the roast is to come the balloting. Vacancies occasioned by the expiring terms of Messrs. Burgess, Reed and Johnson are to be filled.

HOME BUILDERS' Financial Statement At Close of Business December 31st, 1914:

Financial statement table for Home Builders' with columns for Resources and Liabilities, listing various assets and debts.

COMPARATIVE STATEMENT

Comparative statement table showing financial data for Jan. 1st, 1912 and 1913, including Resources, Surplus, and Div. Rate.

FOUNDATION RIGHT Built on Sound Financial Principles.

The business is conducted by men of 20 years' experience in Omaha, without the loss of \$1.00 of interest or principal to themselves or clients. Only builds to order for the owner and gets the builders' profits. Demand to build new homes increasing with Home Builders' popularity. Future importance of Home Builders as the most practical, most economical home-building concern of the Middle West is assured. Home peoples' money is employed to build up Omaha as a home-owning city. Home Builders' plan is endorsed by conservative financiers of our city and patronized by hundreds of local investors. Shareholders can get their money back by transfer through the American Security Company, receiving their share of builders' profits, besides the regular guaranteed 7% cash dividends paid, which has amounted to more than 10% per annum. No speculation—builders' profits and mortgages on new homes of reliable people makes Home Builders' shares as safe as a Government Bond and three times as profitable. Price of shares is now \$1.14 and can be had in any number, weekly or monthly. Our booklet, the "New Way," which fully explains Home Builders' plan, is free for the asking.

Douglas 5013 HOME BUILDERS 202 SO. 17TH ST. OMAHA. American Security Company Fiscal Agents.

Advertisement for The Bee Building Company, featuring the slogan "The building that is always new" and listing nearby landmarks like banks, hotels, and city hall.

Large advertisement for Sunshiny Rooms, featuring an illustration of a room and text describing the benefits of sunlit rooms for health and well-being.