

DEMAND FOR REAL ESTATE IS GOOD

Hustling Salesman Shows Record of \$27,800 in Transactions in Twenty Days.

INCLUDES HEALTHY VARIETY

"That the demand in general for all classes of real estate, except possibly that of residence property, far exceeds that of a year ago, is the statement of George F. Jones, salesman with A. P. Tukey & Son. In the early part of November Mr. Jones predicted that as soon as people grew more or less accustomed to the war in Europe and began to realize that to a large extent it would be a benefit to American business rather than an injury, they would begin to open up and the real estate market would be correspondingly good.

Recent real estate activity, he says, has amply vindicated him in this prophecy of a few months ago. As proof he cites his own sales within January alone, or rather within the first twenty days of the month. In the first twenty days of the month Jones has sold exactly \$27,800 worth of property, including vacant lots, moderate residences, farm lands and business property. This does not include anything closed by others in the firm or employed by the firm, but is a record of Jones' personal achievements.

Makes Good Month.

The sales of Jones which amounted to \$27,800 in the first twenty days of the month are the following: Three hundred and twenty acres of land in Sedgewick county, Colorado, for \$7,300, and a small farm near Glenwood, la., for \$3,700 to the Furry Investment company; the vacant property at the southeast corner of Twenty-fourth and Farnam streets, being 130 feet on Twenty-fourth by 82 1/2 feet deep, to Robinson Bros., consideration not given; properties at 2233 and 2237 Seward street and the vacant lot adjoining for \$5,000, and the vacant lot on the north side of Decatur street between Twenty-eighth and Twenty-ninth, for \$700 to John L. Barber; a vacant lot on the south side of Cumby street at Twenty-fifth, being 25 1/2 feet frontage, for \$50 a foot, and 150 acres of land in Logan county, Colorado, to Arthur Kraxberger for \$1,000. These sales show a good demand for outlying business property, that is, for business property in the districts that cannot be considered downtown property. Buildings are to be built at once on the vacant lots included in this group of sales.

Big Downtown Deals.

As further proof of the present activity of real estate in this city, of course, the numerous big downtown deals that have been made within the last few weeks. Conspicuous among these are the ninety-nine-year lease just closed by Jacob Schlank on the property just west of the Board of Trade building, where a large store, office and theater building is to go up. This is a piece of property valued at somewhere between \$400,000 and \$500,000, to say nothing of the buildings upon it.

Not a week before this deal was closed the other big deal, the largest sale of downtown property for many moons, was closed, namely, that of the Schlitz lot property at the northwest corner of Sixteenth and Harney streets to the Union Securities company, which is to build a big building there, a part of which is to be occupied by the First National bank.

Jitney Bus May Be Run West of Benson

Hastings & Hayden have been considering a bus auto line from the end of the Benson car line to run directly west along Main street, on paved road, one and one-half miles to the North western railroad tracks. If the street railway company does not make an extension on the present line, there are a great many people living on small farms and acreage tracts west and northwest of Benson, in Keystone park and Benson acre additions that are a long way from a car line. The new development that is now being planned by this firm on the Post farm, with that which is already there, would give an auto bus line a great deal of business and would afford great conveniences for people living out that way. A paved road, which is already there, is one of the most important features for an automobile bus line.

VOGEL ADVISES ALL TO BUY FARM LANDS NOW

I. N. Vogel of the Vogel Realty agency, 10 Woodmen of the World building, believes that this will show unusual activity in farm land buying. Mr. Vogel asserts that farming as a business has only just started and that people are going to set up and take notice soon. He says the farmer is often better versed on business and financial topics than his city brother. "Farm lands will never be lower than they are today," said Mr. Vogel. "America is on the verge of its greatest prosperity and the American farmer has the greatest opportunity in the world's history. Our advice is to buy land today. Don't let the profits go to someone else. The war in Europe is America's opportunity—make it yours."

HUSTLERS TO REAP BIG HARVEST THIS SPRING

Shuler & Cary, 234 State bank building, are very optimistic for the future and believe that this spring will be very profitable for the hustlers, and they are in the foremost rank of the latter. They report the sales of fifteen lots in their Poppleton park addition since the first of the year, at which time they announced that the prices would advance soon.

A number of buildings are contemplated in the near future. Fifteen deeds have already been issued to buyers, which means that a like number of houses will probably be erected as soon as loans can be arranged.

NEW FIRM GETS INTO THE REAL ESTATE GAME

Buck, King & Co. report several good sales since the first of the year, including 228 Emmet street, \$5,000, and two sales of 4812 North Twenty-fourth street, \$5,000, since January 1; also a 150-acre farm in Keith county, a 32-acre farm in Holt county, and a modern hotel building at Bartley, Neb. This firm is stirring things up since New Year's.

Mr. King, who is the new member of the firm, was formerly engaged in the real estate business in Minneapolis and St. Paul, but finding the winters very severe there, decided to try Omaha's climate.

TIMELY REAL ESTATE GOSSIP

D. C. Patterson Calls Attention to 1,000 Per Cent Increase in Values in a Decade.

CITES BIG SALES AND LEASES

"The sale of the Schlitz corner to the bank for \$600,000 cash, the ninety-nine-year lease on the Myers & Dillon corner on the basis of \$80,000, the lease of the two lots between the Board of Trade and Patterson buildings on the basis of \$200,000, the lease of the Kellie corner at Twentieth and Farnam, and the sales at Twenty-fourth and Farnam on \$1,000 per front foot basis, will prove that Farnam street property from Sixteenth to Twenty-fourth has increased in value 1,000 per cent during the last fifteen years," said D. C. Patterson in an interview.

"The remarkable increase has taken place during a period of time that the real estate market has been considered dull, and during all of this time proposed investors in Farnam street property have been advised by our financial experts not to put their money into real estate. The widow who inherited \$50,000 of 5 per cent government bonds fifteen years ago, which she at once sold against their protest and invested in Farnam street property from Eighteenth to Twenty-second, was regarded by these 'experts' as in need of a guardian to look after her financial matters. Her investments have brought in more annual income than did the bonds, and she has also increased in value 1,000 per cent.

"Other parts of Omaha have witnessed great increase in values during the last fifteen years. Practically all of Fairacres was sold at that time at \$100 per acre, and today much of it is held at \$2,000 per acre and some of it has sold for \$2,500 per acre, an increase of more than 1,000 per cent."

Increase, Tenfold.

Mr. Patterson, being an old-timer in the real estate business in Omaha, has some facts ready at his tongue's end. "The Schlitz lot property," he says, "which has been sold for \$600,000, was \$60,000 just fifteen years ago. The same is true of the Myers & Dillon corner, which has recently been leased for ninety-nine years for \$80,000 basis. That was also valued at \$8,000 fifteen years ago. The lease on the \$200,000 basis now, it must be remembered, is only on the ground value, as the buildings are of little value and must be torn down and destroyed before the new building can be put up. The same is true of the Kellie property. The \$200,000 paid for that is paid for ground space, and not for the buildings, for they are to be torn down also.

"The Warren Smith property between the Board of Trade building and the Patterson block, was leased on a \$600,000 basis practically. It is two lots. Ten years ago it was valued at \$60,000, and Henry Wyman bought one of those lots for \$20,000. In a little while they doubled their money, and now that lot is half of the ground space that is leased on a \$600,000 basis."

Mr. Patterson, in referring to the widow who cashed her 5 per cent government bonds and bought Farnam real estate with her \$50,000, cites an actual case, although out of courtesy Patterson withholds her name.

H. W. Yates Leaves No Will, According to His Attorney

Henry W. Yates, president of the Nebraska National bank, Omaha's most prominent banker, who died January 3, left no will, according to Warren Switzler, attorney for the estate. Mr. Switzler said: "Mr. Yates left no will. His affairs, however, had been arranged so that administration of the estate will be necessary. There will be an adjustment of the amount of inheritance tax to be paid made with county officials."

In reply to a question as to the value of the estate, Mr. Switzler said: "No announcement of the estate's value can be made now. It will be disclosed when the amount of inheritance tax is fixed."

Mr. Switzler declined to make any further statement concerning the disposition of the estate. According to Clyde Sundblad, clerk of the county court, the county's end of the negotiations concerning the inheritance tax will be conducted by an appraiser, who will be appointed by the court.

Glynn Denounces Reformatory Prison

John T. Glynn, a private detective of St. Joseph and Leavenworth, is in Omaha on his way to San Francisco, and is stopping at the Henshaw. He has been connected with the secret service of most of the national expositions during the last decade and will be attached to the Panama exposition detective staff. A number of the Omaha city detectives have worked with him at large fairs.

Speaking of prison reform and of methods of handling convicts, of which he has made a study, he declares he is glad Nebraska has not adopted the reformatory method of handling adult convicts. "The reform school is all right for youths, if they are taught trades and kept out of bad habits," he said. "But for mature convicts I think the only proper methods are either to keep them in regular prisons or else have them paroled direct from the court. The system of putting adult convicts in half-way prisons called 'reformatories,' does more harm than good, I think."

DR. HANSON VISITS AT THE JUVENILE COURT

Dr. Theodore Hanson, superintendent of the National Welfare league, visited juvenile court, owing to the absence from the city of District Judge Sears, was conducted by Judge Sutton. Dr. Hanson, following a request from the court, endeavored to pacify a mother who was weeping because her daughter had been sentenced temporarily to Riverfront home. Arrangements were finally made by which the carrying out of the sentence will be avoided.

MARDIS TO BUILD THE PHELAN & SHIRLEY BUILDING

The J. C. Mardis company has the contract to build the Phelan & Shirley building at Twenty-fourth and Farnam streets. The structure is to front both on Farnam and Twenty-fourth. It is to cost about \$30,000. John McDonald is the architect. The building is to be 6x112 feet.

New Home for Orkin Brothers' Store



Orkin Brothers have just completed a lease for the store room in the new United States National bank building at Sixteenth and Farnam streets. The firm expects to move and be ready for business about March 15. This new location will have a Sixteenth street entrance. The Sixteenth street entrance will be between the Brown Jewelry company store and the Burlington ticket office. The store room will extend back behind and completely around the space the Burlington ticket office is to occupy in the corner

and comes out on the Farnam street side well up from the corner. This will give 2,500 feet of floor space. Orkin Brothers started business on Douglas street nine years ago. They moved from Douglas street to the Schlitz block. After conducting their business there for a time they sold out and took over the Bennett store. Since their sale of this place to Burgess-Nash, J. L. Orkin, who was the founder of the firm, has traveled in the principal cities of the United States with his eye open to opportunities, and has found no place that

he felt had the future that Omaha has before it. "So we decided to stay in Omaha and wait for the opportunity to open a high class ready-to-wear store," says J. L. Orkin. "In the meantime we opened the Orkin Brothers store at 319 South Sixteenth street. We feel elated over procuring the new location as it is the very best in Omaha, and the beautiful surroundings of the new bank building and the lay of the store, will give the firm an opportunity to open just the kind of store Omaha needs—a high class cloak and suit store."

ONE OF OMAHA'S HUSTLING REAL ESTATE MEN



George F. Jones

LABOR EXCHANGE TO MEET IN OMAHA

First Meeting of National Farm Labor Exchange Called for This City February 1.

TO REFORM HARVEST LABOR

A "National Farm Labor Exchange," is to be a sure thing. Harvest hands are no longer to be lured to the Dakotas and Minnesota in swarms of thousands after the harvest is over by wild stories of work to be had at enormous wages. Neither are other thousands to pour into Texas and Oklahoma on a mere floating rumor that the farmers there are unable to get men to do their work, and that fabulous prices are being paid there for help.

This reform is to come about if the National Farm Labor exchange, an organization of men from a half dozen states concerned can find the solution of the problem and they believe they can. This exchange, which was temporarily organized in Kansas City, December 5, at a preliminary meeting, is to hold its first regular meeting in Omaha, opening February 1.

Accept Omaha Invitation.

Charles McCaffery of Pierre, S. D., is president and W. G. Ashton, commissioner of the State Department of Labor of Oklahoma, is secretary. Ashton has just written E. V. Parrish, manager of the bureau of publicity of Omaha, accepting the bureau's invitation to hold the first convention in Omaha. Headquarters will be at the Hotel Rome and Secretary Ashton has asked that accommodations for 50 or 75 delegates be arranged for.

Maintain Agent System.

The secretary sketches briefly and in a general way the plan, which is to operate a kind of labor exchange, where definite information regarding crop conditions, the progress of the harvest in any locality, the acreage in the various localities, the population in those localities, and, in short, the immediate demand for labor in a given locality can be obtained. He suggests a system of maintaining agents in some of the leading

Harries on Co-operation

Says the Public and the Service Corporations Should Go Hand in Hand.

PROMISES FURTHER REDUCTION

General George Harries, president of the Omaha Electric Light and Power company, before the Omaha Real Estate exchange on invitation, at the last meeting, addressed the members on the spirit of co-operation and partnership that should exist between the public and the public-service corporation. He asserted there had been too much of the militant spirit manifest in the past on the part of the public service corporations when the public grew militant about rates and other matters that came up.

"We are making a crusade," he said, "for a closer relationship, and a better understanding—a tendency toward the full opening of the books of the company to the public, so that the public may know what we can do and what we cannot do in the matter of rates and other matters that come up. "I am not satisfied with the old doctrine of 'live and let live,'" he continued. "That would be very generous in me to let others live, wouldn't it? Well, I want to go farther. I say, live and help live."

Notes About Well Known Omaha People

Personal Mention. Mr. and Mrs. Gerrit Fort have returned from Chicago. Mr. and Mrs. E. A. Higgins are spending a few days in Chicago. Mr. Austin Galley returned Thursday from New York, where she had been for two weeks. Miss Charlotte Callahan has returned from Douglas, Wyo., where she has been visiting friends. Rabbi Louis J. Kopold of Buffalo, N. Y., is the guest of his parents, Mr. and Mrs. J. L. Kopold. Miss Ruth McDonald has returned from Kansas City, where she has been visiting friends for three weeks. Mr. and Mrs. Thomas Swift left Friday evening for Kansas City, where they will be the guests of friends for a week. Mrs. W. L. Chenoweth, who has been the guest of her aunt, Mrs. C. J. Dale, returned to her home at Geneva, Neb., Friday. Mr. Arthur B. Smith of Hartford, Conn., formerly of this city, was in Omaha last week-end with his brother, Mr. W. Farnam Smith. Mrs. Jessie Powell of Trinity parish house, New Haven, Conn., arrives February 1 to take charge of the Social Settlement work in Omaha. Mrs. E. W. Nash and daughter, Miss Frances Nash, who are the guests of Mr. and Mrs. George Myers in Dubuque, are expected home the middle of the week. Mrs. Thomas Moonlight Murphy, who has been visiting her mother, Mrs. M. E. Thompson, at the Merriam hotel, will leave Tuesday for her home in Kansas City. Mr. Joseph Ringwall and his bride, formerly Miss Marguerite Stovitts, have gone abroad on a business trip. They are

ECHOES OF THE ANTE-ROOM

Nebraska Lodge Knights of Pythias Holds Open House with Old Fiddlers' Contest.

EAGLES' DANCE IS POSTPONED

On Wednesday evening Nebraska lodge No. 1, held open house at its castle hall, and dispensed that brand of good cheer and hospitality for which it is becoming famous in these parts. More than 100 lights, old and young, with a goodly number of visitors gathered, and when Chamberlain Commander Taylor turned the affair over to George W. Gonder, chairman of the committee that made all arrangements, the scene was an inspiring one. A contest between six old fiddlers, all members of the order, was first on the docket, and this proved the most popular feature of the evening. The contestants were: Joseph C. Green, aged 52; George H. Rathbun, aged 63; Dr. Tarbox, aged 56; William Worthing, aged 56; E. A. Gallup, aged 65, and Jess McCarthy, aged 58, all of Omaha but McCarthy, who hails from Bellevue. First prize was awarded to McCarthy, second to Dr. Tarbox, and third to Green. Brother Green played on a fine toned violin of his own make, and showed the visitors a handsome instrument he had made many years ago from a clear box.

C. C. Mickey, the lodge pianist, came over with a snappy monologue that got him a good hand, and Louis Mangold won a heap of regard for the noble red man by his impersonation of Sitting Bull, with an impassioned speech. Judge W. W. Shabugh made a short talk on "Pythianism" that was listened to with interest and warmly applauded. A story-telling contest followed, in which W. T. Denny, T. Boyd Dymart, Charles Unit, Hugo Melchior, John M. Tanner, A. C. James, George A. Marmey, W. W. Shabugh and C. W. Britt were the contestants. Britt and Melchior were awarded the prizes. Cider and apples were served.

Independent Order of Odd Fellows. At a largely attended special meeting of the Danish Odd Fellows and Rebekahs, held last evening at the club rooms of their building, a Danish Dramatic society was formed, under the name of Tanneberg Dramatic club. John Enckeboll was elected president and director; Harold Northrup, secretary, and A. P. Hansen, treasurer. A committee was appointed to select one of the local theaters for the presentation of the Danish National drama, "Tordenokjold," which the newly formed society intends to rehearse for a gala performance to take place this spring. The best local talent has been engaged, new scenery, costumes and paraphernalia will be acquired, and the grand old Danish play will be given a smooth, finished and historically correct performance, worthy of its name and merits. The proceeds of the performance will go to the Danish Odd Fellows building on Leavenworth street.

Woodmen of the World.

Maroon camp, No. 421, Woodmen of the World, will hold a joint meeting with the Woodmen circle, at its next regular meeting. Samuel Mancuso, is the deputy for this camp. F. A. Klenke, clerk of Schiller camp, No. 304, and the new deputy for 1915, announced an increase for a large initiation fee. This camp holds its meetings in the German Home hall, has an enthusiastic membership, and promises great results for 1915.

German-American Camp.

German-American camp, No. 104, installed its new commander, J. M. Lela, and clerk, Henry Jensen, at its last regular meeting. A committee has been appointed to arrange for a large initiation class to be received at its regular meeting in February. Prominent members of the Woodmen, residing in Omaha, have promised to be present.

Lithuanian Camp.

Lithuanian camp, No. 444, installed its new officers last Wednesday evening. Refreshments were served after the ceremonies were over and a musical program was enjoyed by all.

Women's Catholic Foresters.

St. Agnes' court, No. 666, Women's Catholic Order of Foresters, held the annual installation of officers Friday evening, when Mrs. Alice Brennan, deputy high chief ranger, installed the following officers: Chief ranger, Anna Caldwell; vice chief ranger, Teresa Webber; treasurer, Mary Trapp; recording secretary, Anna Cuff; financial secretary, Josephine Sheehan; conductors, Katie Cuff and Rose Kierman; sentinels, Cecelia Burke and Anna Connor; trustees, Julia Manyan, Victoria Vona and Kate Looney.

The court presented the chief ranger with a beautiful lavender as a token of esteem. A vote of thanks was extended the installing deputy for her interest in the court, which has had a very successful year. A social session and a luncheon finished the evening's entertainment.

D. of H. Card Party.

Benson Degree of Honor lodge gave a card party on Wednesday evening attended by about 100 guests. Six prizes were given. The quilt prize was won by George Sowards. Refreshments were served.

Knights and Ladies of Security.

Loyal council No. 2248 initiated a class of half a dozen new members last Friday evening, the team putting on the work attired in white dresses and white caps, using the customary sword drill. Next Friday evening will be an open meeting with dancing to good orchestra music.

feature of the evening. This council is forging to the front handsomely in the matter of membership and social entertainment.

All members of the Omaha council No. 2268, Knights and Ladies of Security, are requested to be present Monday evening, January 25. Refreshments served.

Benson Rebekahs.

Next Wednesday evening Benson Rebekahs will hold initiation for four candidates and hold regular session. A party of this lodge visited Ruth lodge Saturday evening.

The Ivy Rebekahs will give a card party and dance next Thursday evening, January 28, at Independent Order of Odd Fellows hall.

Ruth Rebekahs lodge will give a card party at Odd Fellows' hall, Fourteenth and Dodge streets, Saturday evening, January 25, at 8 o'clock.

Grand Army of Republic.

The commander-in-chief of the Grand Army of the Republic requests all organizations and societies that affiliate with the Grand Army of the Republic and all patriotic societies to sing the national anthem, "The Star-Spangled Banner," at their meetings.

Ancient Order of United Workmen.

Union Pacific lodge No. 17 will hold an invitation dance on Friday, January 23. Let's go. Don't forget the date.

North Omaha lodge No. 159 will hold an open meeting on Wednesday, January 27, for prospective members. Bring your friends.

Patton lodge No. 173 will have a big initiation on Monday night. Be sure to come.

Ben Hur Party.

Wednesday evening Omaha court No. 118, Tribe of Ben Hur, installed the following officers for the ensuing term: Chief, Joseph J. Young; past chief, W. J. Taylor; judge, Helen Campbell; secretary, Nina C. Cackrell; E. of T., F. A. Maxwell; scribe, J. P. Barrett; captain, James Ruby; guide, Ella Higgins; keeper of inner gate, Anna Pahl; keeper of outer gate, John Ruby. On next Wednesday evening this court will give a card party and dance.

Macabees.

Omaha tent No. 23 of the Macabees are working hard for the big class initiation which will be put on next April, when the state convention meets. Dr. L. E. Siler, supreme record keeper of Detroit, Mich., will be present and will take full charge of the initiation work and will be assisted by many of the leading state officers, not only from Nebraska but from other states.

Garfield Circle.

Garfield circle Ladies Aid will meet Tuesday afternoon at 2 o'clock with Mrs. C. M. Peters, 1286 South Twenty-eighth.

Woodmen Circle.

W. A. Frasier grove of the Woodmen Circle will give a social dance Thursday evening at Seymour hall, in the Board of Trade building.

Benson Eagles.

Benson circle of Eagles have postponed their previously announced ball and banquet until February 6.

Yeomen to Dance.

The Brotherhood of American Yeomen will give a dancing party Wednesday, January 27.

St. Joe Case Rests With Appeal Court

Myron L. Learned is back from St. Louis, where, in conjunction with Louis Marshall of New York, he argued the appeal of what is known as the St. Joseph & Grand Island case before Judge Carl Land, Sanborn and Amidon, sitting together. The Union Pacific, the defendant in the case, was represented by N. H. Loomis, the general solicitor here, W. D. Guthrie of New York and R. A. Brown of St. Joseph.

FIFTY FREE TICKETS

MAIL CARRIERS' SHOW

Home Builders

Will give to the first fifty shareholders coming to our office a free ticket.

E. J. Davis

SAFE MOVER

Heavy Hauling

1212 Farnam

PHONE DOUGLAS 353

Advertisement for Omaha Van and Storage Co. featuring a large illustration of a vintage delivery van with a storage compartment on the back. The text includes: 'Moving Packing Storage', 'OMAHA VAN AND STORAGE CO.', 'OUR FURNITURE PACKERS ARE EXPERTS', 'If you are going to locate elsewhere, let us crate and wrap your goods for shipment. Our able damage to your goods.', 'Our Guaranteed Fire-Proof Warehouse. Offers, at very reasonable rates, safe storage for your furniture, piano, rug and other household furnishings. Phone us for prices on separate locked rooms—Douglas 4167.', 'OMAHA VAN & STORAGE CO. 806-818 South Sixteenth St.'