

TIMELY REAL ESTATE GOSSIP

War Talk Scarcely Checks Flow of Transactions.

RESIDENCES SELLING WELL

Omaha Banks Do Not Follow Lead of East and Will Not Need Vreeland-Aldrich Currency.

War is occupying the minds of Omaha men as well as the minds of those of Europe and all the world. In spite of this, real estate has been moving in Omaha during the last week. It has been moving, real estate men say, in practically the normal volume, except possibly in the matter of large transactions in business property.

Moderate sized homes have been selling well. Apparently those who have apprehensions in regard to the future of business on account of any effect the European war might have, are yet not afraid to buy homes. They have apparently concluded that even though Europe is at war, Omaha people must have homes to live in.

While there have been no especially large transactions the last week, many of the real estate men say they see no connection between this fact and the European war, since it is not every week that a sale of \$100,000 or more is consummated in Omaha, even under normal conditions.

War, however, always has a tendency to make the man with money shrink back a bit. Even so, he has been shrunk into his shell a trifle over the present scene. But in the meantime the man with \$1,000 to \$2,000, or enough to make a good first payment, has not hesitated to buy a home when he found what he wanted, even though the newsmen were shouting extras into his ears as he walked to the office to sign the deed.

Omaha Standing Well. While there is no denying that the financial interests of the east were a little disturbed at the first shot of the European upheaval, it is likewise a fact that Omaha in general felt very little of this apprehension. It is a somewhat remarkable fact that business men from the east and west, as well as in Omaha, still agree that Omaha is the bright spot on the map.

While some of the eastern bankers put themselves on a clearing house check basis, when the first flurry of the war came and when there was fear that the gold supply would be drained to Europe, Omaha did not follow in their footsteps.

Since last Sunday the Omaha Clearing House association has been holding daily meetings. Sunday and Monday these meetings were long drawn out, and long and arduous were the discussions as to the best method of aiding in the nationwide precautions to conserve America's gold supply. There was even talk of going on a clearing house certificate basis in Omaha, but the majority ruled against it, and it was decided that there was currency enough to handle any possible demand locally. It was decided that Omaha at least would stand out and pay currency to anyone who asked, and it was calculated that there would be no occasion for instituting any other basis for banking business locally.

In the meantime, congress got active in getting the Vreeland-Aldrich bill into workable shape. This is the bill passed by congress some six or seven years ago. It is intended to loosen up the money market when for any reason shall become temporarily tight. It requires that bankers in any given city wishing to participate in the advantages of this bill shall organize themselves into a currency association.

Approved by McAdoo. This precaution Omaha bankers promptly took. They organized such an association, and sent word of it to Secretary of the Treasury McAdoo. McAdoo acknowledged the intelligence, and approved their action.

This simply means that the Omaha bankers have put themselves in readiness to receive federal currency under the Vreeland-Aldrich act, if it shall become necessary to issue any of it. The eastern banks have done likewise. The Omaha banks, according to the amount of capital and surplus they have, would be eligible to receive some \$10,000,000 of this currency if they want it. They are saying now, however, that it is unlikely that they will need it. Especially is this true since the crop moving money which Secretary of the Treasury McAdoo has promised to loan the banks of the country will be available at almost any time that the banks ask for it. Omaha will have \$1,000,000 of this money available to it whenever it wants it.

The currency that would be available under the Vreeland-Aldrich law would be issued by the federal treasury on the security of absolutely safe paper deposited by the various banks with the federal treasury. While the Vreeland-Aldrich bill is a complicated one to read, the nucleus of it is comparatively simple.

Guaranteed by Gold. For example, every bank note, or bill as it is commonly called, is guaranteed by gold in the federal treasury or in the national bank that issues it. The notes or bills to be issued under the Vreeland-Aldrich act, are to be guaranteed and made good by valuable securities and mortgages deposited in the federal treasury. Every bill issued for \$100 under this act would be guaranteed by absolutely sound mortgages or other securities of a face value of \$125.

These mortgages and other safe paper would be deposited in the treasury by the bankers of the city calling for such currency. The bankers must form themselves into a currency association, and must individually and collectively stand back of the face value of the issue, as well as to furnish the unquestionable security to be locked in the vaults of the treasury. This would make the Vreeland-Aldrich currency as good as ordinary treasury notes.

But, thus far, the Omaha bankers believe they may not even call for an issue of this currency.

O. D. Kiplinger Is to Build Apartments

O. D. Kiplinger is to build an apartment house at Thirty-ninth and Farnam streets. It is to cost \$20,000 according to Mr. Kiplinger. The new apartment is to be called "The Colliers." It is to be four stories high on the north and three on the south side.

A Sad Affair. "Why didn't you attend Jack's wedding?" asked a visiting friend of a Jack-someone the other day. "Why?" Because I wanted to remember poor Jack as he is lying in life," replied the latter in a pitying tone.—Florida Times-Union.

Extra Efforts to Be Made to Entertain Wives of Merchants

Special preparation for the entertainment of the women is to be made this year for the Merchants' Market week in Omaha, August 17 to 22. There will not be a dull moment for the fair sex of the visiting retailers. A theater party for the Empress is planned. A 5 o'clock tea at the Field club is planned. Two dancing parties, one at the Country club and one at Carter lake, are on the program. Style shows, with special demonstrations with living models, are scheduled. All in all, an especial appeal is to be made to the women.

MERCHANTS' WEEK PLANNED

Local Wholesalers to Entertain Merchants They Sell Goods.

WILL ENTERTAIN THE VISITORS

Retail Dealers and Wives to Be Shown Hospitality by Omahans from August 17 to 22, Inclusive.

Another merchants' market week is scheduled for Omaha. It is set for August 17 to 22. The Omaha Wholesalers' and Manufacturers' association is planning the arrangement now. This is the week in which special preparation is made for handling the retail merchants from Omaha's trade territory. Special effort is also made for the entertainment of the retailers from the trade territory while they are in Omaha laying in their stocks of goods for the fall.

A series of four evenings of high class entertainment is planned. It is to be an entertainment that the merchants' wives can enjoy as well as the men. There are to be two dinners at the country clubs, a style show, an automobile party for the ladies and other features equally attractive.

Will Buy Stocks. Business, of course, will be the chief feature of the visiting merchants who will come in to lay in their stocks of goods. The Omaha market never had more to offer than it has this time. The stocks are especially complete this year.

The entertainment features were planned on the theory not only that all work and no play makes Jack a dull boy, but also that it is not conducive to the best buying that the wives of the visiting merchants were entitled to some recreation during their trip to Omaha. Almost every wholesale house has already received inquiries from customers as to when the market week would be held this year. They are clamoring for a market week this year, since that of last year was so brilliant a success. All this indicates that the attendance this year will be even larger.

Boom in Farm Lands in Nebraska Expected

Real estate men are looking for a lively market for farm lands the coming fall and winter. Crops have perhaps never been better in Nebraska, which, it is asserted, means that the values of farm lands will advance. For fifteen years farm lands have steadily advanced in Nebraska from \$25 an acre for the best of the land to a price today of \$175 and even \$200. Good crops every year have made this steady advance possible. Good crops have been grown so many years in succession that the agricultural world recognizes that Nebraska is a great and dependable farming state, and that the future is a bright one for the farmer.

This year the small grain is already largely in the granaries, and the corn crop is in as good shape as it has ever been at this time of the year. Timely rains have put the corn crop, in practically the whole of the corn belt of the state, out of danger.

"The corn crop is made," is the universal expression of the farmers, and with that made, the fullest, roundest crop for many years is assured to Nebraska.

This means that confidence in the state, growing out of forty years of crops, is this year some ten degrees higher than ever before with the harvesting of, perhaps the best all-around crop the state has known. It is this fact that is to loosen up the market for farm lands in the fall. It is this that will make the farmers more loath to sell, and the would-be farmers more anxious to buy.

Fontenelle Hotel Walls Up Ten Stories

The clatter of riveting machines is over at the Fontenelle building, and the ring of the trowel is now the principal sign of industry. The brick wall has risen to a height of ten stories.

HASTINGS AND HEYDEN HAVE SOME SALES DURING WEEK

Activity in real estate has not lessened during the last week, and while sales have not been as plentiful, the inquiries are greater than during the last few weeks.

Hastings & Heyden report the following sales: John Barry purchased lots 3 and 4, block 7, Lincoln Heights, \$2,000. Ed. Wenninghoff purchased 2800 Maple street, \$2,200. P. Jensen purchased 280 North Thirty-third, \$1,000. Harry O. Patterson purchased lot 9, block 2, Glendale, for \$275. Hastings & Heyden have sold 1201 Spencer street, beautiful home, eight rooms for \$6,500, to Mr. Kaas, who will occupy it as his home.

An Amazing Case. "Is there anything special in the case?" asked the reporter of the bank president, whose cashier had stolen \$17,000. "Yes," mused the president, "you may say that we did not trust him implicitly."—Philadelphia Public Ledger.

WHERE TO LIVE A PROBLEM

Apartment House Offers Modern Conveniences at Great Savings.

COMFORT IS PRIME REQUISITE

Semi-Co-operative Plan is a Great Help to Tenants, for Much of Drudgery is Done Away With.

Perhaps no problem confronts the prospective tenant, householder or family of today which is of such importance as the selection of a place in which to live. Environment, comfort, convenience and cost, must all be considered by the careful and economical tenant.

Environment, by all means the first element to be considered, and the most far-reaching in its subtle influence, should be carefully considered, and a house or apartment taken which is located in a well established neighborhood. Here the apartment house offers a surer solution in this respect than the medium priced house whose surrounding neighbors are regulated by no one and are constantly changing. On the other hand, the choice of tenants that make up the community in the modern apartment house is made by the careful building manager, on whose judgment depends the success or failure of his building.

Comfort is one of the prime requisites of the home of today and includes proper heating, sanitation, lighting and ventilation. Probably more than any other factor in bringing the modern apartment house into existence, was the enormous cost, uncertainty and inconvenience of heating the ordinary detached house. The modern steam plant has solved the problem at a fraction of the cost. Cooler temperatures in summer are brought about by brick walls with hollow tile linings, while plenty of windows, balconies, French doors and awnings are found in the latest buildings. Sanitation is assured by the installation of scientific plumbing, and an odorless garbage incinerator in the boiler room abolishes the nuisance of hauling garbage.

Convenience is Essential.

Convenience should be carefully analyzed. Location with reference to church, school, business and transportation lines, should be studied. A convenient location is a joy forever, as it saves a world of time and considerable expense in the matter of lunch money and car fare, which, perchance, may augment a lady's supply of pin money. The convenience of the building itself, as planned by the architect, should receive close scrutiny before being accepted. There should be ample closets, a room, refrigerators should be built in at the proper height to make stooping unnecessary and should be connected by an open drip. See that the gas range is of standard make, with double oven and in good condition. Ascertain the size of the hot water tank in the boiler room. It should contain about thirty gallons for each tenant, unless there are over twenty-five tenants in the building, in which case the number of gallons per tenant decreases in proportion to the number of tenants. Finally, if it is an apartment under consideration, ascertain if the janitor orders and brings in the ice, removes the garbage, scrubs rear stairs and steps, etc., thereby reducing the drudgery of housekeeping to a minimum.

Value for Money.

The item of monthly or annual expenditure for rental is one that each tenant must determine for themselves, and having settled on the amount, the remaining problem is to get value received for your money. If you are considering a detached house located at a considerable distance from business, you should adopt a rule by which to obtain the amount of rental, the figure quoted by the agent being only a portion of the actual rent which you assume. For instance, if a house is quoted at \$40 per month, you must add the cost of each of the following items: Coal, ash hauling, water rental, car fare for all members of the family, gas for summer heating of hot water, and a reasonable amount for man to tend furnace and lawn. Your actual rental will be over \$50, an increase of 25 per cent, and it is folly to try to evade the issue, or make yourself believe that all those things are not rent, for every item of the above expense is taken care of by the landlord and included in the figure quoted as rental in the apartment house of today.

Therefore, viewed from every angle, it would seem that the prudent and economical tenant would carefully consider the advantages obtainable nowadays by what might be termed the semi-co-operative plan, which has brought into existence the various types of modern apartment houses.

Farm Land Sales Through the State

Frank Ferguson has sold his farm near Oketo for \$127.50 per acre.—Blair (Neb.) Express.

F. M. Allen has sold his 600-acre ranch to Krause brothers and will locate in Casper, Wyo., where he has purchased an interest in oil wells.—Alliance (Neb.) Times.

Anders Peter Jensen to David G. Steed, warranty deed, N. 1/4 NE 1/4 Sec. 18, Twp. 13, range 11, \$10,000. Asa E. Dixon, jr. and wife to F. W. Arndt, warranty deed, west part of lot 2, Blair Twp. Lars Hansen and wife to Ed Mattheesen, warranty deed, tax lot 51, Blair Twp., \$1. John P. Knudsen and wife to Chris Knudsen, warranty deed, undivided interest in NE 1/4 NW 1/4 Sec. 30, Twp. 18, range 11, \$1. Charles Knudsen, single, to John P. Knudsen, warranty deed, the undivided interest in west 1/4 SW 1/4 Sec. 18, Twp. 13, range 11, \$1.—Blair (Neb.) Pilot.

A. D. White to A. H. Rosenbaum, 320 acres in Boone county, near Albion, Neb. Price, \$125 per acre, through A. W. Toland & Co.

Nels Christensen has sold his Kearney county 350-acre farm, fourteen miles southeast of Minden, Neb., to John J. Donahue for \$125 per acre.

J. W. King sold his 720-acre farm, nine miles west of Belgrade, Nance county, Nebraska, to George Mattison for \$110 per acre. Deal made through A. W. Toland & Co.

WHITE BOTTLE IN STONE ON NEW ALAMITO PLANT

Sculptured milk bottles done in white stone adorn the side of the new Alamito Dairy company plant at Twenty-sixth and Leavenworth streets. The building is going up at a good pace. The white stones are set in a row around the building at about the level of the tops of the windows. The carved milk bottles gives the building a striking appearance.

Put your dollars where they'll come back and bring other dollars with them

That form of investment is Omaha Real Estate. By no manner of means have prices reached their limit--indeed, prices have only begun their upward movement. Property generally is selling for considerably more today than at practically any point in the past.

One might ask what has taken place in Omaha to warrant advances in realty values. The principal causes are a steady growth of commercial and industrial activity and a more intelligent and efficient development of Nebraska's agricultural resources.

Nothing romantic or phenomenal about it. It is a good sound business proposition with the element of risk reduced to a minimum. When you expend your money for real estate in Omaha you have the substantial satisfaction of knowing that it is absolutely safe and that you cannot help but realize a profit upon your investment.

Most of the large fortunes of today were made in real estate, in many instances the first purchase being a lot or a home, from which they made a profit, and continued to buy and turn over as values increased.

In the real estate columns of The Bee today the foremost real estate men of Omaha contribute information pointing the way to immediate home-owning, describing localities in which opportunities exist and discussing their methods of placing homes in the possession of all who desire them.

Authoritative articles on the Omaha real estate situation, written by experts, are a weekly feature. Noted architects give authentic details regarding the building of houses and bungalows, explaining how substantial, artistic homes can be constructed at moderate expense, and presenting other facts that will enlighten ambitious home buyers.

Men who have made a business of real estate—who know the best locations—offer unusual opportunities in their advertisements in the real estate columns and anyone who has the slightest idea of buying real estate will not hesitate to call upon them for full information and advice.

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