Barring War, a Farm Value Boom Could Be Predicted.

CROPS SEEM TO JUSTIFY IT With an Extra \$57,000,000 Products, This State's Agricultural Reputation Stands

Well Up.

The extra \$57,000,000 worth, of crops produced in Nebraska this year will surely produce an echo in the farm real estate market this fall and witter, in the opinion of the real estate men. An active lemand for farm real estate is expected to result. It could safely be predicted, the real estate men say, if it were not for the war in Europe. There is no question but that the land that produces crops is the land in demand. The ground that produces crops running in value \$57,000,000 ahead of the average year of the statewhen many other states in the union are drying up, is the land that is sure to be in greatest demand.

The question then is, How much influence will the European war have in the matter? True, there is no war in America. There is no war on the farms in America. America might seem to have a larger world market for its products when the rest of the world is at war. But this does not all work out according to theory.

Money for Farms. In the first place to, make real estate transactions takes capital. To make farm transactions takes a lot of capital. It means that loans must be fairly easy.

The war, however, has not tended to make money especially easy. Loan com-

panies are somewhat conservative about

letting out large sums of money since the hostilities in Europe started. Now then, to buy a good Nebraska farm of a half section about five miles from a good little Nebraska town anywhere in the best of the agricultural sections of the state will cost the purchaser around

\$50,000, provided the place is well im-

proved. That is no mean sum and persons wish ing to go to farming do not usually walk around with that sum in their vest pocket. It means a big loan must be negotiated. It means a mortgage must be executed. It means that some loan company must carry the greater part of that farm on paper for a good many years. It is this carrying of property that the companies are a little shy of just at present, until the war terror gets

shaken out of their systems. It is not outside the range of possibilities, however, that the war might be ended even before the snow flies, and that loans would begin to loosen up. In that case a period of boundless prosperity for Americans is looked for, and, necessarily, the demand for farms will go up matter to beautifully and appropriately with a bound.

Barbeene Feature.

Hastings & Heyden have introduced a new feature into real estate activities in considerations worthy of note. In the the not-unwelcome practice they have first place we should enumerate the varestablished of giving a barbecue to the real estate men of the city on the spot fireplace outfit. Then we might well cata-where they are platting ground. This is log the several types or kinds of materone way to get the drowd out all at once, in splendid spirits, and where they can all talk the tract over and interchange opinions. It gets the real estate men interested in the plat of ground and some of them will buy who otherwise would never get out to see the tract. Then, too, pair of andirons. Addition pieces are the real estate men will keep the tract in mind when they find a customer that ful. A fender or railing may be very

wants just that kind of a piece of ground. Last Wednesday the firm entertained nearly 150 real estate men at Benson Gardens, a new tract of acre and halfacre pieces the company is platting west of the town of Benson. It is the old Post dairy farm of 480 acres, Already the firm has platted out eighty acres of it and many of the acre and half-acre tracts are already sold. Much of it is especially high, commanding a magnificent view in all directions. Paved and concreted roads lead almost to the edge of the tract, so that by automobile it is but a short spin into the heart of the city.

Compliments for Hotel. Eastern traveling men and visitors from the east in general are complimenting Omaha highly on the appearance of the new Fontenelle hotel now that it has reached the point where one can see what it will look like when completed. The general architectural plan is attract- a very convenient arrangement. ing universally favorable comment from those who have some taste as to architectural designs

Christic About Again. W. H. Christie, who was hurt in an automobile wreck some months ago, is able to be about again, although he walks with his crutches.

#### Real Estate Men Report Many Sales

Walter C. Harris purchased lot 18,

Chris R. Franson purchased lot 5, block 6, Military addition, \$200. Charles F. White bought lot 5, block 105,

Dundee, \$1,000. Lisie S. Hardy purchased 3215 Mander-

son street, \$1,100 Ella M. King purchased lot 18, block 2,

Glendale for \$375. H. A. Whitcomb purchased 2238 Ohio street, \$3,500.

C. A. Bucknell, of Beatrice, purchased lot 77, Benson acres, \$1,100.

Charles W. Martin & Co., who have eighteen houses under construction, ten of which are sold, report sales as fol-

A. F. Lackey, a new house at Twentyfourth street and Laurel avenue, Laurelton addition, \$5,500. C. W. Chestnut, a home in Belle Isle

addition, facing Miller park, \$5,000, Dr. H. F. Gerald of Creighton Medical college, a lot on Browne street, in Hollywood addition, on which he is building a

F. S. Appleton, Council Bluffs, house at Nineteenth and Locust streets, Kountze place, \$3,850.

C. E. Nelson, lot on Crown Point avenue, Laurelton addition, to be improved for a home, \$900.

A. G. Henring, lot in Belle late addition, fronting south on Crown Point ave-R. W. Fadden, two lots on Laurel ave-

nue, Laureston addition, \$2,050. Howard T. R. Judson, Midland Glass and Paint company, lot in Belle Isle addition, fronting on Miller park, \$1.150. Frank W. Powers, new stucco house in Relie Isle addition, 3424 Crown Point ave-

nue, \$4,400 Guy C. McKenzie of the Corey-McKenzie Printing company, new home in Sunset addition, 4815 Farnam street, \$5,000.

P. G. Austin, lot in Hollywood, on Browne street, on which a new home koyRGek tD666bc is being built, \$800,

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### BEAUTIFY

Fireplace and Accessories Do Much to Help Looks of House.

COLOR SCHEME IS IMPORTANT

Should Match with General Plan of Room and Be so Constructed that it Will Not Smoke Up House.

By R. E. SUNDERLAND. Fortunately for the home builder, thought of accessories for the fireplace may be dismissed until the house is finished and ready to be occupied; or at least until the question of interior decorations and hangings must be taken up, for there should be a right relation between these features and the articles which stand upon the hearth.

Presuming that the fireplace (or mantel) is one of actual beauty and in perfeet harmony with its surroundings, which result is easily realized now-adays if thoughtful attention is given to the subject, it is a simple, inexpensive equip the hearth.

Personal references and individual taste must naturally govern to a considerable extent, but there are a few substantial ious articles, which compose a complete ials, designs and finishes that are available in hearth furniture. It is not feasible to do this adequately in this brief account.

For a gas fireplace it is only necessary to install a gas log and a suitable superfluous, because admittedly not useproperly used, but its purpose is wholly ornamental. Gas logs are now made in many different patterns resembling different kinds and shapes of actual logs. They also vary mechanically, some be ing "odorless," intended for use where no vent of flue is provided; some are strictly surface burning end are guitable for use if the fireplace has a good flue, Wood and coal burning firplaces call for more complete equipment. If properlay constructed a scientifically correct damper has been installed, with hand con trol on the front of the fireplace. This is one of the most important features. of any fireplace, for "smoking" can only be prevented by a properly designed damper.

Then there is usually placed in the center of the back hearth floor an ash dump, through which accummulations of ashes may drop to the basement. This is for a medium sized and conveniently

A completely furnished hearth includes rail, a set of fire tools, including brush dition to the regular outfit, but it is cer- markable because good use is made of tainly desirable to retain simplicity and apparent usefulness as the dominating idea in furnishing the hearth.

Much uncertainty exists as to whether black andirons, e. g. are proper to use on a well ordered hearth. This may be answered in the affirmative very posttively. It is decidedly correct to use either block 4, Osborne & Hosick's addition. black or darkly finished articles of hearth

furniture To specify broadly just what should be dsed under certain circumstances would be the height of folly, for individual taste must govern. It is, however, important to include the list of available and distinctly creditable and correct goods, those articles which are finished in black or in the natural dark gray of neclored wrought fron.

There are conditions under which brass hearth furniture must be used in order to harmonize with the surroundings. There are also situations where bright brass would be entirely out of place.

Color Scheme Important. What is the color of the fireplace and the woodwork? Is it light or dark? Does dress the first assembly on legislation, it stand in the shadow of windows at one following which will be a general disor both sides of the fireplace or in the bright light from windows across the room? Is the whole decorative scheme p. m. and will be held in the Pioneers bright or subdued? Is it desired to make room in the Douglas county building the whole fireplace outfit blend into the surroundings inconspicuously or to make it stand out as a distinct thing of beauty

writes: "Dr. King's New Discovery is a a dominating feature of the room? most wonderful cough, cold and lung All of these things must be considered medicine." 60c and \$1.00. All druggists. in approaching the subject of furnishing the hearth. The size and design andirons is another consideration. Andirons are made in modern, colonial, BURBANK COMES TO

Elizabethan, Louis XVI and many other 'period" designs and, of course, the remainder of the hearth furniture should be in the same design. As to material and finish, fireplace acbuilt in Omaha, arrived in Omaha during cessories are available in bright or brush brass, burnt antique brass (either hand- the week to establish permanent head-

hammered or plain), Swedish gray, verde antique, art dull black and in numer other effects. It is evident that there is plenty of opportunity for the use of originality, taste and judgment in the selection of furnish ings for the hearth.

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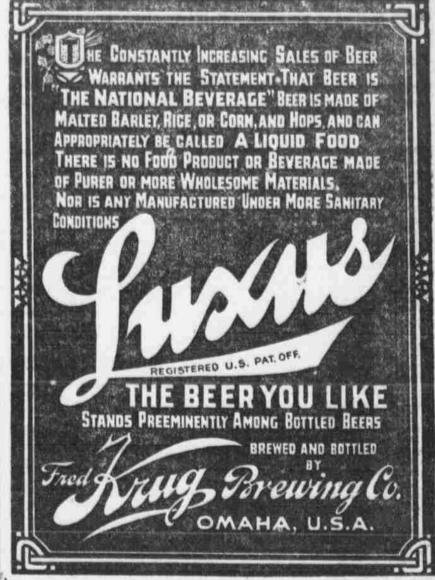
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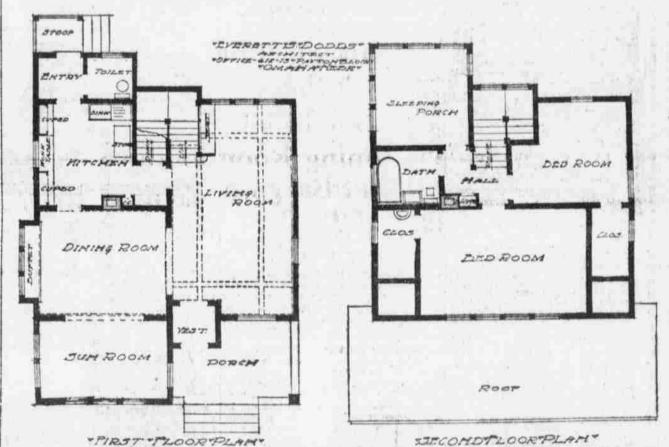


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# Few Suggestions for the New Home

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every square inch of space. On the first floor a hall-always rather useless in a small house, is dispensed with, and on the second floor the necessary hall area is reduced to a minimum. The central location of the bath room, which is equally accessible from the stairs and three bedrooms, is also worthy of note. On this floor the housewife's interest will be won by the especially generous and well lighted closets.

This plan is from the offices of Everett S. Dodds, 612-12-14-15 Paxton block, Omaha. He will be glad to furnish further information upon request.

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