

TIMELY REAL ESTATE TOPICS

Little Speculation in Omaha Property Just Now.

SALES REPORTED ARE FOR USE

Purchasers Begin Improvements on Lots Almost as Soon as They Get Title, Which is a Healthy Sign.

It is a noticeable fact that the big majority of persons who are buying Omaha property are acquiring it for improvement. Now and then someone buys a few cheap lots on the outskirts of the city for speculation, but ordinarily it would be a safe bet that any good lot bought is intended for a home, if in the residence district, and for a store or warehouse if in the business district.

"The speculative fever seems not to have caught us here," says C. C. George of George & Co., as he made note of a number of sales his firm had closed within a few days. "These sales I mention were made for cash consideration, and all the ground transferred is meant for improvement. Within sixty days you will see them at work on houses on every one of these lots. In Patrick place, where we have sold many lots, 75 per cent of them are for immediate improvement. This is the proper condition of things to make a city."

In making a study of the older buildings of Omaha, one notices in the majority a marked lack of artistic distinctiveness. It was one of the faults of building in the western country a good many years ago. A business structure should not only be useful, but should be as beautiful in its way as the business man's residence. These days, luckily, much more attention is paid to the aesthetic side of architecture, and the new buildings of Omaha are no longer characterized as some of the old ones. Take the Brandels building, Parlin, Orendorff & Martin warehouse, the Young Men's Christian association's home, the M. E. Smith buildings, the Crane building, the Carpenter structure—each one has something which lends character and makes it distinctive from the rest. The proposed home of Fairbanks, Morse & Co. will not be an exception to this lately developed tendency. It will be of dark blue vitrified brick. This, with its very plainness, will mark it among its fellows in the jobbing district.

Harry Lawrie of the firm of Fisher & Lawrie, architects, is impressed by the fact that desirable tractage properties are fast being picked up and he notes that a large proportion of them are going to concerns which have headquarters outside of Omaha. It is now that he doesn't want to see foreign business interests establish themselves in the city; on the contrary, he wants them, as every good citizen does. But he would have local capital awake to the situation. Tractage property in the wholesale district is now exceedingly scarce and is getting higher priced. Mr. Lawrie made some remarks embodying these observations after returning last week from Chicago, where he received instructions from Fairbanks, Morse & Co. regarding plans for a new building at Ninth and Harney streets.

S. S. Curtis is one of the old-time real estate men who had faith that business would leap the barrier of the court house and city hall and extend itself west on Farnam street. Now he naturally takes some pride in remarking that these public buildings are barriers no longer. In the last three years eleven business structures have been erected west of Eighteenth street and these houses no less than forty separate business concerns.

Ed Stoltenberg, salesman for the Byron Reed company, thinks that not all men have the best of motives in going into the realty business. Mr. Stoltenberg said he showed a man a valuable flat building and the man himself became a real estate dealer in order to find out the name and place of residence of the owner. It took him some time to do so, but he finally did out and beat Mr. Stoltenberg out of the commission. The commission he saved made him good wages for the time he called himself a real estate dealer.

Dr. Slnabugh evidently believes that Omaha property is good investment. He recently sold a row of flats at a good advance after holding them but a short time. Now he has bought a \$5,000 lot the southwest corner of Twenty-second and Davenport and will build there a row of flats the entire length of the lot.

I. Slnbernsen has bought from Lucretia Marshall, for investment, a residence property at the southeast corner of Seventeenth and Webster streets. The price was \$5,250.

The demolition of the old two-story building on Thirteenth street, in the rear of the Merchants National bank building, has begun. This is to make room for the proposed six-story and basement addition to the bank building.

Warren S. Blackwell has bought from Mary A. Clifton a 160-acre farm three miles north of Gretna. This is just within the limits of the county.

Alfred Emory has bought from David Sharp for \$5,500 a strip of ground 85x125 feet at the northwest corner of Twenty-seventh and Burt streets. Twenty-five years ago this was the site of a large brick yard.

"I see that the Board of Park Commissioners is discussing the subject of rest parks for Omaha," said a really man the other day. "I hope they will keep it up until something tangible comes of it. These little shaded tracts of ground scattered about a city make it much more attractive and any city that has them is a better place to live than if it didn't have them. The more parks there are in Omaha, the sooner it will have a 20,000 population."

"Dundee is moving right along in a building way," says W. L. Selby, who is one of that town's most enthusiastic boosters. "From morning till night you can hear the pound of the hammer in one part of the town or another. I do not think one part of town is getting more improvements than another, for you can see new lumber dotting the landscape wherever you go. There is also more building of cement sidewalks this summer than there has been in any former year."

"The Happy Hollow club, which will open the season soon at the old Patrick homestead, will be a big advertiser for Dundee. Omaha people going to and from the club will see what a fine place Dundee is for suburban residence and if they don't move out they will at least talk Dundee to their friends who are moving into Omaha from the state."

West Farnam and the territory for a few blocks on either side are building up rapidly with fine homes this summer. Among the most recent announcements is a \$10,000 house which Mrs. Sophie Lehms will build at Thirty-second and Farnam. Sol Bergman is planning a \$20,000 home on Thirty-

seventh street, between Harney street and Twenty-second street. Thirty-eighth, north of Farnam, is fast developing as a residence street. J. Frank Carpenter has begun a new home at the intersection of that street with Cass. R. B. Busch will build one at California and Captain Lawrence has almost completed one at Chicago street.

The Real Estate exchange will hold its annual picnic July 18, at Bellevue. It will be an all-day affair, and all who can are planning to get away from business in the morning.

It is gratifying to the real estate men, as well as to Omaha citizens in general, that the young manufacturing industries of the city are increasing their business and planning expansion. Every few weeks some small manufacturing concern announces that it must have larger quarters, and the realty movement is the Reynolds Refrigerator company, which now has a part of the Doug factory building at Thirtieth and Nicholas streets. It expects to quadruple its output next year.

The largest transfer of the week was that of \$40,000 worth of property from S. A. McWhorter to the First National bank, made to secure loans. This property includes three brick flats on Farnam street, near Twenty-fifth avenue, two vacant lots at the northwest corner of Thirty-ninth and Chicago streets, house and lot on north side of Harney street west of Park avenue and a farm of 100 acres eleven miles west of Omaha.

"Down with lunch wagons and banana carts" is the cry of the Omaha Real Estate exchange and the Omaha Commercial club, both of which are lively organizations, trying among other things to make Omaha a city beautiful. Of course they are not seeking beauty as an end in itself, since they are primarily commercial organizations, but they believe that every additional bit of beauty helps attract population. No man will select a town for his residence where he can stand at a street corner and see sixteen wagons and stands along the curb, and curb signs advertising corn doctors, lawyers and "pikantiny" tobacco, say the members of the Real Estate exchange. "Unwelcome as the truth is, these things exist in Omaha, and the realty men and Commercial club intend to see if something can't be done to suppress the evil. The council has found an ordinance regulating curb signs, and this will soon go into effect. The business men want the council to follow with an ordinance on carts and wagons."

Among the smaller sales reported last week were these:

- To Oscar P. Goodman, lot at Fifth and Cass streets, in Dundee, on which he will build a \$2,000 home.
- To John Hamford, lot at Forty-eighth and Dodge streets, for a \$2,500 home.
- To John Brill, a six-room modern cottage at Military avenue and Riggs street, in Benson, for \$1,800.
- To Roy Culyer, a six-room modern cottage at Military avenue and Riggs street, in Benson, for \$2,000.
- To Edwin Thrush, a five-room modern cottage at Lucas and Clinton avenues, in Benson, for \$1,500.
- To Merrill W. Winner, three lots at Military avenue and Riggs street, Benson, for \$700, on which he will build a \$3,000 home.

REAL ESTATE MAN'S DREAM He Has Vision of Most Crowded Spot on Earth and Buys Its Only Vacant Lot.

"Speaking about the phenomenal value of real estate," said the real estate man, "I had a dream last night of a place where land was so much more valuable that it made our land here seem like acreage property. This place was on an isthmus between the two hemispheres, an arrow strip of land that was the most crowded spot on earth. There was just one street along through this isthmus, and all creation that passed from one hemisphere to the other had to pass along this thoroughfare."

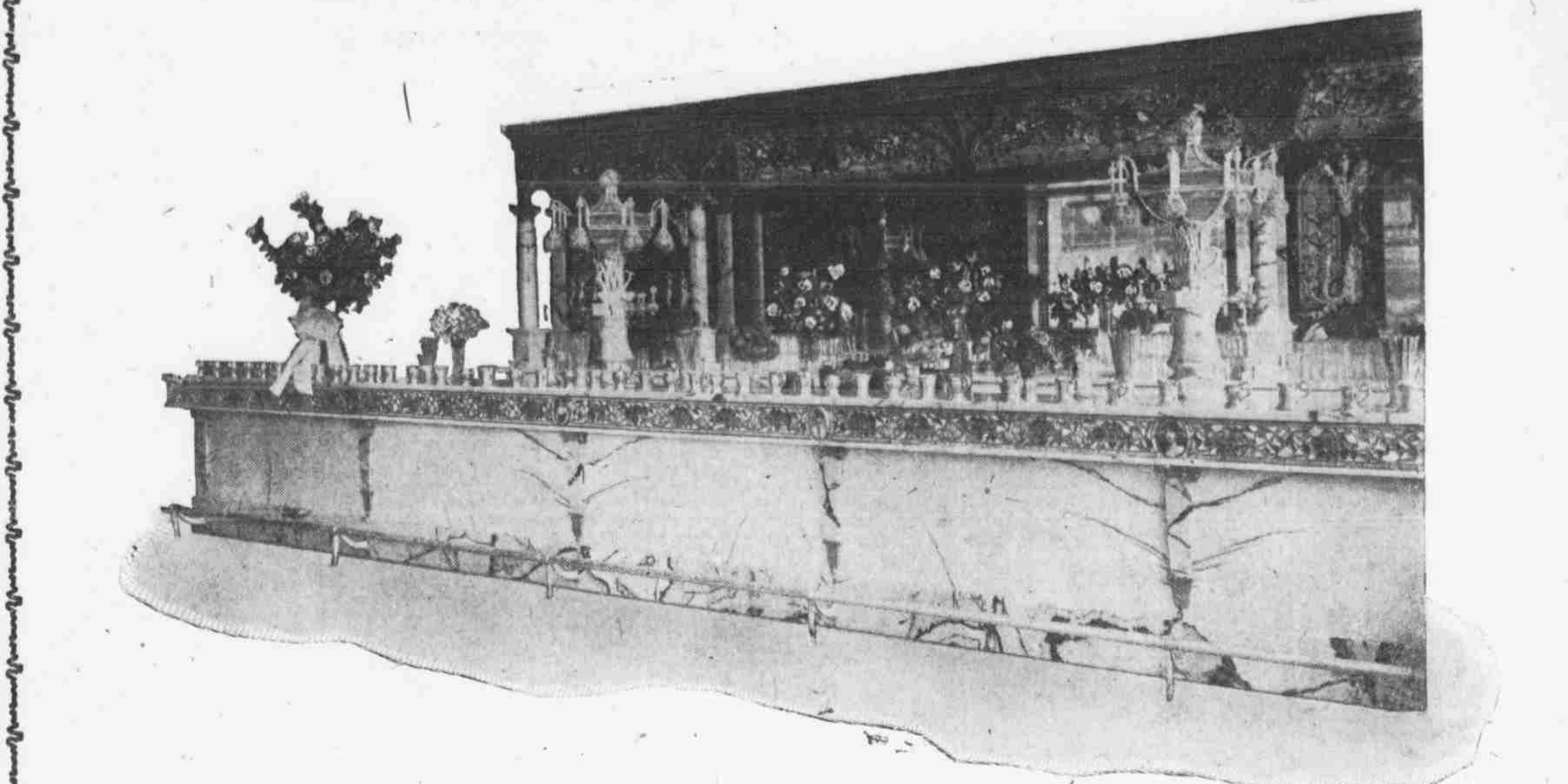
"Sure, this was a place to do business, if there ever was one, and by gracious! there was a vacant lot on the great isthmus thoroughfare, just one vacant lot, with a sign stuck up: 'For Sale, to Close an Estate. Inquire of So-and-So.'"

"And of course, I sort of sauntered into the office indicated on the sign right away and I says to the man there: 'What you asking for that lot down there at 27? And he says: 'A million dollars a front foot.' 'How much is there of it?' I asked him, and he says: 'Seventy feet,' and I says: 'Well, I'll take it,' just like that, because I knew it was a bargain, never had been offered at that price in the world, I knew, except to close an estate, and the only woman to me was that somebody hadn't snatched it up before I came along."

"And so I bought the only vacant lot on the great isthmus thoroughfare, and the man said he'd have the papers made out right away and I could drop in a 9 o'clock the next morning and pay the money and he'd hand over the deed; and then I went out and stood on the sidewalk and saw those wonderful multitudes of all the peoples of the earth passing in those amazing processions, crowds that made the people passing on Broadway and Fifth avenue, New York, seem like the lines of stragglers working their way out along to some county fair, and then I goes down to that vacant lot by 27, my lot, and stands there and sees 'em go by from there, and puts myself on the back and says to myself: 'Well, son, thank goodness, you've finally hit up on something that you're going to make something out of; large money.'"

"And I was congratulating myself like that, watching the people go by, when all of a sudden it struck me that twenty-four hours was a pretty short time for me to

Opening Day Record Broken About 10,000 Sodas Served in 12 Hours at the Owl Drug Company's Magnificent Onyx King Soda Fountain Last Thursday Y. W. C. A. Day a Brilliant Success



The day's receipts were given to the young women for the good of the cause. When the magnificent "Onyx King" soda fountain at the new Owl Drug Store, 16th and Harney, was formally opened June 29th, nine thousand sodas were served in eight hours. That broke all existing soda fountain records in the U. S.; but last Thursday's business, Young Women's Christian Ass'n. day, eclipsed even that wonderful record.

The young women were out in full force; every member in town casting aside all other duties and considerations in order to make this event a financial success.

The magnificent Onyx King fountain, the finest west of New York, richly beautiful in itself, was rendered still more beautiful by the dainty touches of the debt fingers of the ardent young patronesses.

During the day a message was received from the Liquid Carbonic Company of Chicago, the builders of the fountain, reading as follows:

TELEGRAM:—"Please wire weather, conditions and attendance. LIQUID CARBONIC COMPANY."

To which Messrs Sherman & McConnell replied on behalf of the patroness es:

"Perfect day; hundreds of people turned away. Was not able to wait on them. OWL DRUG CO."

COL. PRATT HAS HIS INNING

Makes Showing in Court in Response to His Wife's Demand for Alimony.

Colonel James H. Pratt had his inning Saturday morning in the hearing of the motion of Mrs. Pratt for temporary alimony, which was on before Judge Kennedy. General Cowin, Colonel Pratt's attorney, read an affidavit by Wayland Moore relating to the conference between Colonel and Mrs. Pratt at Brookline, Mass., June 1, in which the colonel tried to effect a reconciliation. According to the affidavit Mrs. Pratt's final answer was that she would not return to Omaha to live with the colonel unless there was a definite arrangement as to how she was to be supported, and how much of an allowance she was to have. Colonel Pratt replied he would support her to the best of his means,

BUSY COUNTING THE MONEY

Omaha Grain Brokers Put in Days on "Post-Mortems."

SOME WHO LANDED ALL RIGHT

Many Big Winners and Only One Big Loser Among the Local Speculators in the Wheat Market. About the Omaha Grain exchange the chief topic of conversation is still the flurry in wheat early in the summer. The brokers and traders sit in groups and talk of how much money this one or that one made. They speak, too, of one man having lost \$100,000, but for the most part all Omaha, and in fact, all Nebraska, was on the "right side." The local men were almost all winners. Nels Uplikis is credited with having netted in \$200,000, but he is reticent, and nobody knows. William Hynes was a big winner. J. H. Hamilton is still counting the money he made when he sold at the top notch. W. C. Sunderland cleaned up between \$25,000 and \$100,000. Julian Olson, who is Sunderland's partner, made \$50,000. He sat in the office one day and watched the ticker announce the upward bound of wheat and for thirty minutes felt himself growing richer at the rate of \$1,000 a minute. He sold at the right time and now sports a big automobile. One Omaha brokerage firm distributed \$500,000 among its customers out in the state, another sent \$200,000 out into the country. All the Nebraskans were on the "right side or corner, and they took the money away from the fellows in St. Louis and Kansas City who were "wrong."

GOOD MUSIC AT HANSCOM PARK

George Green and His Band Will Play Fine Program There on Sunday. Program of George Green and his band at Hanscom park Sunday, July 14:

- PART I. March—The Rifle Regiment. Sousa. Credo—From the Twelfth Mass. Mozart. Patrol—The Blue and Grey. Balby. Intermezzo—Little Kinkies. Bennett. PART II. March—The Anniversary. Bennett. Waltz—The First Violin. Bennett. Selection (Comic Opera)—Wagon. Morse. Venetian Rose—A Flower Song. Bennett. PART III. March—The Pride of the United States. Haines. Sacred Fantasia—In the Cathedral. King. "A Southern Reverie" (Characteristic). March of the Teddy Bears (by request). Strawn.

BURLINGTON GROSS EARNINGS

Biggest Year in Month's History Closed with Record of June. The report of the fiscal year just closed shows the Burlington to have had one of the most prosperous years in its history, the gross earnings being \$4,000,000, an increase of \$1,000,000. For the last several months the earnings have been running ahead at the rate of about \$1,000,000 a month. June is phenomenal, as the earnings for that month show an increase of nearly \$1,500,000. What the net earnings will be is still a riddle. Because of the policy of reconstruction from earnings, the

1,000 HORSES AT AUCTION

One thousand horses, saddlers, drivers and draft, will be sold at auction at Emmilla, Ore., July 22 and 23. Matched teams and car lots specialties. Colonel Taylor Trent & Son, auctioneers, Roseman, Mont.

ANNOUNCEMENTS, WEDDING STATIONERY AND CALLING CARDS, BLANK BOOKS AND MAGAZINE BINDING. PHONE DOUN. 1901. A. I. ROOT, INC.

Leo Hoffmann, undertaker, new location, 18th and Jones. Tel. DOUN. 2301.

HAROFF IS STILL MISSING

No Trace of Old Man Who Disappeared in Council Bluffs Ten Days Ago. E. F. Haroff of the Omaha fire department reports that after ten days of search and inquiry he has found no further trace of his father, who disappeared on the morning of July 3.

FIRST OF NEW CROP

The first wheat of the new crop to arrive at Omaha was on sale on the floor of the Omaha Grain exchange Saturday morning. The Weeks Grain and Live Stock company offered for sale two cars, shipped by Norcross Bros., of Beatrice, near which town the wheat was grown. Both cars graded No. 2 hard, one car weighed sixty-two pounds to the bushel and the other sixty-three pounds. The grain brought 87 1/2 cents a bushel, being applied by Mr. Weeks on a sale already made. With the billing of the wheat came the information from Norcross Bros. that the field from which the grain was taken had yielded thirty bushels to the acre.

CHRISTIE BROTHERS SELL OUT

Pioneer Coal and Real Estate Men of South Omaha Transfer Business. Christie Bros., veteran real estate men and coal dealers of South Omaha, have sold their business and property to Joseph Garlow of the same city. The property consists of two lots, a coal yard and office building in block 61, on the Union Pacific tracks. It has been transferred at a consideration of \$10,000. Inquiry at the office Saturday elicited the information that the new owner, Mr. Garlow, would conduct the entire business, including coal, real estate and insurance, along the lines it has been conducted.

DANIEL C. CALLAHAN, SUPERINTENDENT OF PROSPECT HILL CEMETERY, HAS BOUGHT A TWENTY-ACRE FRUIT FARM ON THE DODGE STREET ROAD FROM CHRIS CHRISTIANSEN. HE PAID \$15,000.

A. A. CROSBY HAS SOLD THE NEW TWO-STORY FRAME DWELLING AT 2812 CAPITOL AVENUE TO SEGROD OLSEN FOR \$3,300.

TWO-CENT RATE.

On and after Saturday, July 13, the Illinois Central Railroad company will sell tickets to points on their line in Iowa, Minnesota and South Dakota at 2 cents per mile, plus bridge fare between Omaha and Council Bluffs.

TICKETS ON SALE AT CITY TICKET OFFICE, 1402 FARNAM STREET, AND UNION STATION.

All goods sold at Thiburn's Jewelry store guaranteed as to price and quality.

Prosperity Makes New Church of an Old



LAYING CORNERSTONE OF SWEDISH EVANGELICAL LUTHERAN CHURCH, SUNDAY, JULY 1, 1907, AT TWENTY-THIRD AND VINTON STREETS.