

Unique Deal Made by Payne & Slater on Brick Building

Company Buys Block for \$5,000 Which Is Valued at \$60,000—Was Ford Plant.

H. B. Payne and E. M. Slater last week completed their acquisition of the property at the northwest corner of Twentieth and Harney streets. This property, which in 1909 was leased by the Ford Motor company as a vacant piece of ground for \$300 a year, is now appraised at a total of \$102,000, \$122,000 being for the ground and \$80,000 for the building.

This deal is considered one of the most unique real estate transactions ever consummated in Omaha. The two-story brick building which is on the property, has just been sold to Messrs. Payne & Slater for \$5,000, although the building is appraised by a loan company at \$60,000.

Until Payne & Slater purchased the building, it was owned by Elmer Redick through the terms of the Ford lease; this lease required that Redick take the building off of the ground by December 1, 1924. Contractors said the building could not be moved and that the cost of wrecking it would be greater than the salvage.

In addition to the \$5,000 which was paid to Mr. Redick for the building, Mr. Payne and Mr. Slater also paid him \$4,900 which represented his net profit in the lease.

Payne & Slater purchased the land for \$75,000 in 1920 from the Folsom estate through the Byron Reed company. The Ford Motor company in 1909 took a 15-year lease on the ground, the lease giving the Ford company the right to erect a building on the property, provided the building be torn down and removed at the expiration of the lease, December 1, 1924.

This lease called for \$300 a year for the first five years, \$500 a year for the second five years, and \$1,350 per year for the last five years.

The lease was signed personally by Henry Ford, and the negotiations were conducted by James Couzens, now a United States senator from Detroit, and a former stockholder in the Ford Motor company.

When Ford's Omaha business became too large for the Twentieth and Harney plant, the lease was sold to Elmer Redick. This was several years ago and prior to the time that the land was purchased by Payne & Slater.

The property has a 66-foot frontage on Harney street and 147 feet on Twentieth street. The sale of the building and lease to Payne & Slater was handled by O. C. Redick, realtor and brother of Elmer Redick.

Schabinger Buys Home.

A. A. Schabinger, who recently signed a five-year contract with Creighton university as director of athletics, has purchased the Anton Carlson residence at 327 North Thirty-sixth avenue. The Carlson residence was built by Mr. Carlson himself, and is one of the prettiest and most complete residences in that district. Nite Booth of the Schroeder Investment company, handled the transaction for both parties.

REAL ESTATE DEALS.

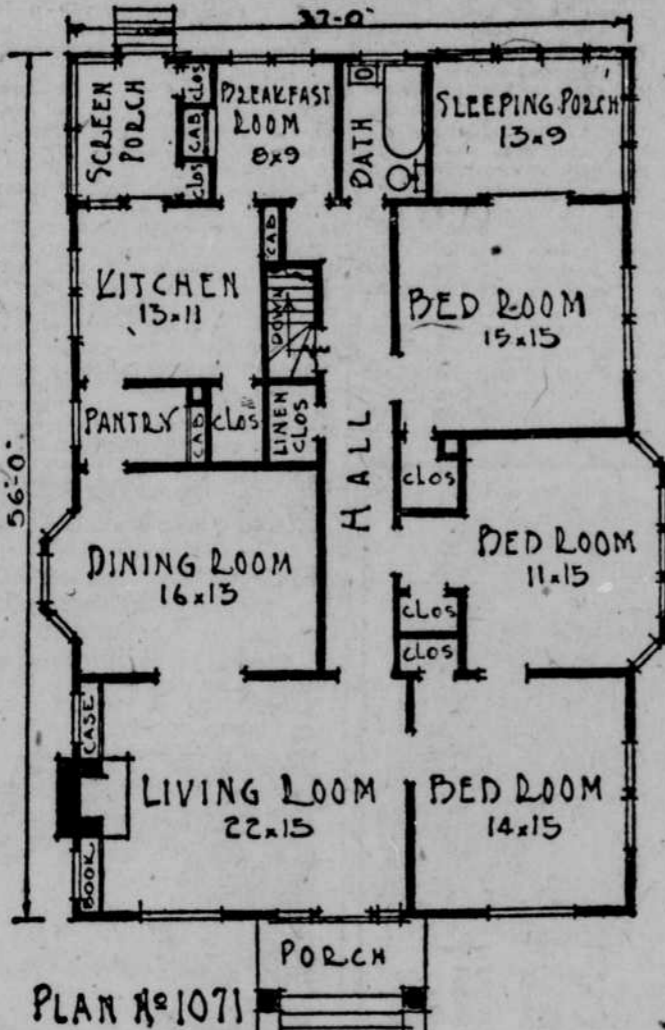
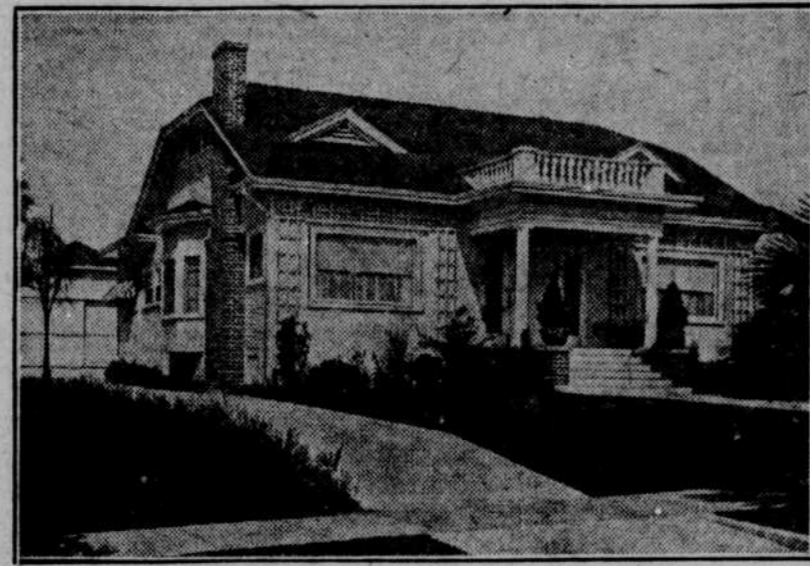
- North Side.**
 - Patronella Morge to J. R. Sheak, 1616 Sprague street, \$4,472.
 - R. R. Clark to W. H. Clancy, 956 North Twenty-seventh avenue, \$10,000.
 - Max Krasmie to Aaron Shaffer, 2432 Caldwell street, \$5,000.
 - C. E. Wilson to Ruth A. Segl, 2528 Sprague street, \$5,000.
 - Lula Schwober to Alice S. Cooper, 2454 Manderson street, \$5,000.
 - Clarence Whittemore to P. J. Rooney, 2016 Fowler avenue, \$4,500.
 - Joe Campiglia to Rosemarie Maruzzo, 1664 Laird street, \$4,700.
 - Harry Reid to Harry McAlevy, 1817 Pratt street, \$5,800.
 - Frances C. Simpson to A. M. Anderson, 5144 North Twenty-eighth avenue, \$5,000.
 - Frank Voelke to Elsie M. Wolff, 1489 Pickney street, \$5,200.
 - Ruth A. Segl to Margaret Segl, 2528 Sprague street, \$5,000.
 - T. F. Stroud to Frances H. Gibson, 1022 North Twenty-second street, \$5,200.
 - Leroy R. White to W. A. Tegtmeyer, 1401 Emmett street, \$5,500.
- Central.**
 - Vogel Investment company to Cornelia Donley southeast corner Eighth and Leavenworth streets, \$5,500.
 - Alice A. Eubank to Rent-a-Ford company, 302-5-7 North Nineteenth street, \$11,000.
- Field Club.**
 - H. O. Steel to P. R. Briggs, 1538 South Thirty-third street, \$12,000.
 - A. E. Farnico to Avis M. Hall, 2514 Pine street, \$9,000.
- Cathedral.**
 - John Happe to John Ford, Jr., 355 North Forty-first avenue, \$4,250.
 - R. M. Bora to Alice L. Emerson, east between Forty-third and Emory streets, \$5,250.
- Northwest.**
 - Mattida Beem to Goldie Gollehon, Fifteenth and Lake streets, \$5,500.
 - Fred C. Carlson to C. B. Welch, northeast corner Forty-seventh and Franklin streets, \$4,500.
 - Elizabeth B. Keeshan to C. W. Sawyer, 498 Grand street, \$4,000.
 - A. A. Gilbert to P. J. Denison, 4227 Wirt street, \$4,150.
 - G. C. Plack to R. E. Lawrence, 6320 North Thirty-third street, \$5,375.
- South Omaha.**
 - R. C. Hanning to A. E. Janing, 4333 South Twelfth street, \$4,000.
 - J. T. Nystrom to Nelson White, 2409 F street, \$4,650.
- Henson.**
 - Nels Rasmussen to A. F. Knudsen, northeast corner Sixty-fourth and Lake streets, \$5,800.
 - Nettie L. Brown to O. W. Elbright, 2923 North Sixteenth street, \$5,250.
- South.**
 - Clara I. Johnston to Margaret Beninato, 1021 South Twenty-eighth street, \$2,200.
 - Ida M. Kelember to C. W. Harmon, 1612 Deer Park boulevard, \$5,300.
 - Ben Garrod to J. J. Isaacson, 1915-17 Union street, \$4,100.
 - Joe Swoboda to Sam Francis, 1707 South Twelfth street, \$7,900.
- Bemis Park.**
 - J. C. Detweiler to Lena Kahn, 2025 Lincoln boulevard, \$15,300.
 - J. E. Ellinger to N. Allen, 2234 Webster street, \$9,500.
 - Amelia Anderson to Francis M. Palmer, 510 North Thirty-sixth street, \$6,500.
- Dunbar.**
 - W. H. Small to Alice L. Abbott, 6105 Nicholas street, \$9,650.
 - Clarence George to D. C. Buell, Sixty-sixth and Davenport streets, \$4,000.
 - Mary C. Walker to G. W. Gibson, 169 South Fifty-second street, \$19,500.
 - E. N. Benson to R. G. Hennicke, 847-9 Hollow boulevard and Emory street, \$7,475.
 - Augusta Schlegel to Ella G. Palmer, fifty-sixth and Howard streets, \$4,000.
- Southwest.**
 - F. C. Thomas to R. C. Fowler, 2259 South Sixtieth street, \$4,300.
 - Mabel Crutinger to Beulah Hopper, Fifty-eighth between Francis and Cedar streets, \$4,000.
- West Farnam.**
 - Josephine Emmons to J. C. McManus, 4228 Farnam street, \$5,575.
- Hannson Park.**
 - Maude E. Davies to Inez G. Watts, northeast corner Thirty-second and Woolworth streets, \$4,000.
 - P. R. Sudds to Mary M. Hawes, 2512 Castellar street, \$4,000.
- West Leavenworth.**
 - T. H. Maenner to D. G. Eldredge, east between Fifty-seventh and Fifty-eighth streets, \$6,000.
- Riverside Park.**
 - Peppina Scanlon to Marie Dinan, 430 Forest avenue, \$5,000.

One-Story Dwelling of Character

This home meets the demand for a large one-story residence. It is unusually roomy, containing three good-sized bedrooms, well lighted and accessible from all parts of the house.

It is particularly desirable for a large corner lot. The foundation size of this home being 50 by 37 feet. It has a large sleeping porch, breakfast room and a screened porch across the back of the house. The living room is one of the outstanding features, as it is 22 by 15 feet and has a fine large fireplace, so desirable in a home of this size.

The exterior is beautifully planned, giving the home that artistic design so pleasing to the eye. Complete working drawings for this home can be procured from Grove-Hibbard company, 524 Sunderland building, Omaha, Neb.



West Dodge Acres Project Finished

Pavement to Be Ready for Traffic Middle of This Week.

Big development project which was undertaken six months ago by Hastings & Heyden on the old Langan land which is on West Dodge street opposite the Peony farm, is now practically completed. The firm has established a branch office on Dodge street opposite the Peony farm and expects to offer the tract for sale during the latter part of this week. The property has been named West Dodge acres.

The development work included the building of a reinforced concrete road through the entire addition more than a mile long running northwest from Dodge street to Blondo.

The drive, which is Eighty-fifth street, is absolutely straight and has no hills or depressions in it. The pavement will be ready for traffic by the middle of the week, according to Hastings & Heyden's engineers. The workers finished their work a week ago Saturday, but the engineers would not permit travel on it until after it had "set" for 10 or 12 days.

The reinforcing consists of steel bars bound together with steel wire and laid in the center of the pavement, full width.

In addition to paving Eighty-fifth street, Eighth-seventh street, which runs along the west side of the south end of the addition has been surfaced with Platte river gravel. This is the type of road that is used almost exclusively in Minnesota, according to road engineers.

The development work in West Dodge Acres has included a vast amount of grading, both of the actual property and in the laying out of streets and driveways.

The paving is protected by a drainage system consisting of tiling several feet under the ground and emptying into Papillion creek.

Russ Patriarch Attacked.

Constantinople, June 2.—The Most Rev. Meletios Metaxakis, patriarch of the Russian orthodox church, was roughly handled yesterday by a group of Greeks who suddenly swarmed into the phana in the afternoon, demanding his resignation. There were about 300 of the Greeks who are understood to be factional followers of a certain bishop.

The demonstrators rushed the building, entered the prelate's apartment, struck him and tore his robes. The patriarch was highly excited when seen by the correspondent. He called the attack an outrage on Christian civilization. A heavy guard of French and Turkish military police has been thrown around the phana to prevent further disturbances.

The attack on the patriarch seems to have been due to the opposition of a large group of orthodox Greeks who are subjects of Turkey.

Tiny Island Discovered by Crew of Japanese Ship

Tokyo, June 2.—While Japan yields some of her concessions in the far east by treaty and otherwise, sailors of the Nippon Yusen Kaisha, Japan Mail Steamship company, en route from Hong Kong to Singapore on the steamer Wakasa Maru, found new territory for the homeland. The land was discovered off the coast of Saigon, and was seen by the sailors because of a slight volcanic eruption on it. The new island, when viewed, proved to be about 50 feet above the sea level and to be about one-half mile in circumference.

The new island may bring up the question of territorial right, but it will very probably go to Japan, as international law provides that an island discovered in the open sea outside the three-mile limit of any country naturally belongs to the country of which its discoverer is a citizen.

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\$433,000 in Deals Made by Tukeys

Large Omaha Business Pays \$175,000 in One Sale—Plans Unannounced.

Real estate sales totaling \$433,000 are reported for May by A. P. Tukey & Son, realtors.

These sales, according to H. A. Tukey, include all classes of property, ranging from \$500 vacant lots up to high priced business and track- age real estate.

The largest sale in the list is one for \$175,000, the details of which are withheld at the request of the purchaser, which is one of Omaha's largest business institutions.

Another deal in the list is one for \$30,000, representing a big purchase of trackage property by another Omaha institution which is not yet ready to make public its purchase.

The residence sales include the C. E. Fuller house at northeast corner of Thirty-ninth and Dodge streets to Mrs. Clara S. Kountze, the property of which was purchased by Mr. Fuller 15 months ago from W. T. Page.

Another residence sale was that of the Merton L. Corey home at 1433 South Thirty-sixth street to R. H. Bloodgood, who is moving here from Des Moines. Mr. Bloodgood is connected with the Western House Lamp company. Mr. Corey, who was at thirty-second street, a residence and large tract of ground in connection.

The Tukey list of deals includes the purchase by Samuel Mancuso of the old Captain Palmer property on South Thirty-second street, a residence and large tract of ground in connection.

Another business property sale in the list was that of a lot on Nineteenth and Cuming streets, sold from the Ware estate through Harrison & Morton to the Bernstine Sheet Metal company. The Bernstine company is planning the erection of a two-story building on its ground in the near future.

The list includes about a dozen other residence and flat building properties.

B. R. Hastings of Omaha is a director of the national association and I. Shuler is chairman of one of the seven divisions, that of the home builders and subdividers.

Delegates to National Meeting Named by Board

C. D. Glover, W. R. McFarland, W. T. Graham and Harry A. Wolf have been appointed delegates to the Omaha real estate board to the sixteenth annual convention of the National Association of Real Estate Boards, which will be held in Cleveland June 27, 28, 29 and 30.

There will be a delegation of at least 25 Omaha realtors to this convention. These four men will represent the Omaha board in the convention's official sessions.

Judge Woodrough to Hold Court Term in New York

Federal Judge Woodrough will go to New York to preside over federal court from July 12 to August 31. He will be accompanied by his bailiff, Anton Gross.

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Big Sum Returned to U. S. by War Fraud Units

Washington, June 2.—Attorney General Daugherty yesterday laid before President Harding a report showing that in the last year the war frauds section of the Department of Justice had secured the return of \$3,198,355.19 to the government and had been awarded judgment for \$1,225,919 more, and had obtained 95 indictments. Scores of additional civil and criminal suits are now awaiting trial.

The \$500,000 appropriated by congress at his request for the war fraud work, the attorney general pointed out, had been returned many times

Matches on Hip Ignite

When Mother Spanks Boy

Sandy Springs, O., June 2.—Mrs. Nora Young's boy, who lives across the river in Lewis county, Kentucky, will not again carry matches in his hip pocket.

The other day he disobeyed a parental command, and she administered punishment where it would do the most good. The force of her blows

Chemists to Meet

The next meeting of the Omaha section, American Chemical society, will be held Tuesday night, June 5, at 8, in the laboratory building of Creighton university, Twenty-sixth and California streets. The subject will be "The Function of the Chemist in Railroad Operation." The speakers will be William G. Haynes and R. W. Savidge, both of the Union Pacific Railroad company.

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