

## \$271,000 Sales in Three Weeks

J. J. Mulvihill, realtor, announces sales of the last three weeks amounting to \$271,485. This list of sales includes a 1,226-acre farm in Iowa which sold for considerably over \$100,000. This farm was owned by M. C. Matkinson of Portersville, Cal., and was purchased by an investor who paid cash.

Following are the other sales in the Mulvihill list: Lot on Thirty-fourth, between Dodge and Farnam, Fury Investment company and W. G. Preston to Harris Levey; 502 North Twenty-sixth, duplex, R. E. Buchtel to Marie Eicher; lot on Forty-fifth and Binney, John Jensen to P. C. Hengen; 115 North Thirtieth, house, Martin Costello to Mary E. Bulger; 702 North Forty-first, house, W. J. Kean to Mathilda McQuade; 2876 Chicago, R. Yechour (through W. T. Graham) to A. Bickert; lot on Thirty-sixth and Center (through A. P. Tukey & Son), Grant Parsons to Manhattan Oil company; lot on Thirty-eighth street north of Farnam, T. J. O'Brien to E. A. Arrens; 2722-24-26-28-30 South Ninth street, Sebastian Salerno to E. Hendrickson, Rosa Nisi, A. Sferazzo, S. B. Diers, S. Nisi, respectively; 112 South Fifty-sixth, house, E. E. Norris to R. D. Shirley; Fifth and California, house, W. W. Koller to Mary Sunega; 2003 Binney house, W. J. Ure to T. C. Parkins; 119 South Fifthth avenue, Mark Coad to W. J. Ure; 1409 Jaynes, Emil Gustafson to Lola Houghton; 423 Douglas, John Bloodhart to Mathilda McQuade.

## California Plans in Happe Bungalows

John Happe, who has been building homes in Omaha for several years, is planning to incorporate into his future buildings as many California plans as possible.

Happe, who has been in southern California for the past month, has written to his business associates here saying that a large percentage of California bungalow plans can be used in Omaha.

According to Max Agor of Shuler & Cary, realtors, Happe has been studying the California building plans with the idea of using all of them that will be permitted by the cold winter climate of Omaha.

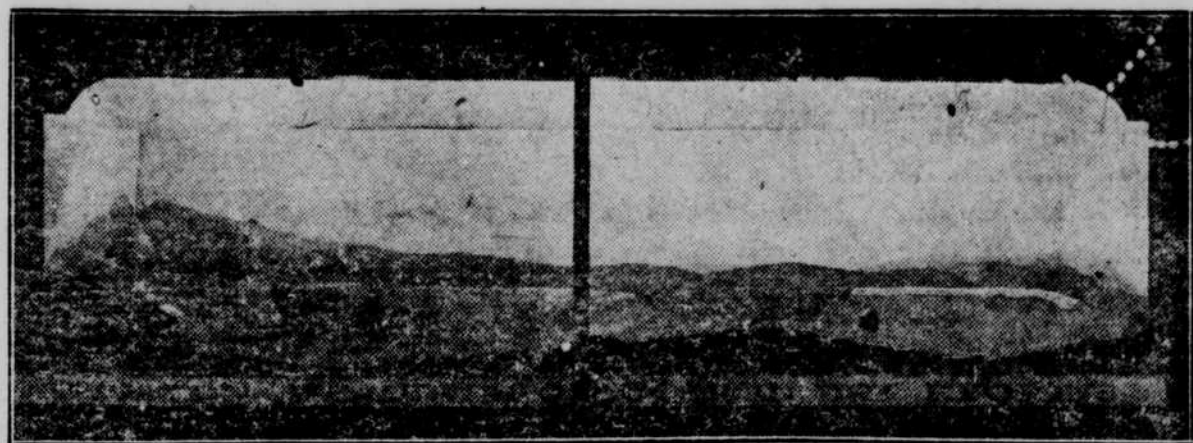
Two or three slight earthquake tremors in California has dampened Mr. Happe's enthusiasm for the west coast climate, according to his letters.

## George H. Payne Says Farmers Improving

In the minds of Omaha realtors and financiers who have been studying the Nebraska situation during the last month by visiting the farming districts, the state, as a whole, is in first class condition.

"There is many a farmer in Nebraska who will be better off at the end of 1923 than several of his city friends," is a statement made by George H. Payne, head of the Payne Investment company.

## How West Nebraska Land Gets a Drink.



A remarkable model of a typical irrigation project in western Nebraska now on display in the Farnam street window of the Nebraska Power company is a part of the effort of the agricultural committee of the Omaha Chamber of Commerce to interest Omaha people in this means of state development.

The model, which was built by Lee Brown of the Nebraska Power company and painted by the Halted Sign company, shows a typical stretch of country such as might be found almost anywhere in the high plains district of Nebraska. In the upper left hand corner is a reservoir top-

ping a rocky hill. Real water flows into this reservoir from a spring in the hill. This spring is fed by a pump concealed under the model.

When the reservoir has been filled the water runs out through a big ditch and distributes itself over the cultivated fields by smaller ditches. If the water flows too fast for the ditch to take care of it, part of it runs over the spillway and down a creek bed. Creek and ditch water alike finally sink through tiny holes in the papier mache "ground" and return to the tank under the model. Painted fields and a tiny new church and farm illustrate how the reservoir

makes it possible to cultivate lands that were barren a short time before.

The agriculture committee of the Omaha Chamber of Commerce, headed by John L. Kennedy, has helped to interest a good deal of Omaha capital in projects for making tillable the dry land in the western part of the state, and especially in the largest of these attempts now under consideration, the Central Nebraska Supplemental Water company. The window display is a part of the effort of the committee to educate eastern Nebraskans to the possibilities in the western part of the state.

## Want Real Estate Course in College

A plan is now under way in the National Association of Real Estate Boards to establish a two-year course in real estate for American colleges and universities.

Text books are now being prepared, according to information received by the Omaha Real Estate board, and will be ready for use in school before the end of this year.

The first of these, "Fundamentals of Real Estate Practice," will be issued October 2.

A conference on real estate education will be held November 2 and 3 in Madison, Wis. The chief advisor for the conference will be Dr. Richard T. Ely, head of the institute for research in the University of Wisconsin.

## City Plan Discussed for St. Marys Avenue

Property owners in the St. Marys avenue district, extending from Fifteenth street west on Jackson and Howard and up St. Marys avenue, are now discussing the creation of a comprehensive plan for the future development of the entire St. Marys avenue district.

The formation of this plan, according to the office of George & Co., realtors, will be based upon the ideas that were followed in creating the plan for Michigan boulevard in Chicago.

The plan now being discussed includes studies by engineers and architects and city planners showing the proper kind of buildings and other developments for the district and then an agreement among property owners for carrying out of the plan in every detail.

## North High School Boosts Property

The Fortieth and Ames avenue district which began to show signs of activity when the board of education decided to build the new North high school in that vicinity, promises to become an active suburban business district according to realtors.

R. D. Clark, realtor, who a few weeks ago completed a two story brick building at the northeast corner of Fortieth and Ames, is now erecting a one-story brick building, immediately east of the corner.

The building now under construction is being built for a grocer who has already signed the lease for it. The corner building is occupied by a

drug store, barber shop and shoe repair shop, and contains two apartments on the second floor; it has two separate heating plants.

The southeast corner of the Fortieth and Ames intersection has just been purchased by a contractor who plans to erect stores on it.

Raap Bros., Payne & Sons company and R. F. Clary are some of the realtors who are building houses in the Fortieth and Ames district.

## D. E. Buck on Hunt With R. E. Krimlofski

D. E. Buck of the D. E. Buck company and R. E. Krimlofski, president of the Merchants Plumbing and Heating company, plan to leave next week for Alinsworth, Neb., to spend some time duck-hunting. On their return trip they expect to go to Sioux City by rail and come to Omaha by Missouri river.

## Hansen Company Buys Walsh-Elmer

Officers of the Hansen Investment company, realtors, announce that the Hansen company has purchased the Omaha business of the Walsh-Elmer company, which is to be consolidated with that of the Hansen Investment company.

The change will be effective tomorrow.

A. H. Walsh and A. T. Elmer, owners of the Walsh-Elmer corporation, for several years have had interests both in California and in Omaha. Following the sale of their Omaha business, they will move to Los Angeles, and will confine their operations entirely to that city.

The Hansen Investment company by its Walsh-Elmer purchase and consolidation becomes one of the largest real estate investment companies in Nebraska.

The Hansen company, which was established in Omaha about four years ago, consolidated a year ago with D. V. Sholes company, one of the oldest realtor firms in the city. At that time L. C. Sholes, head of the D. V. Sholes company, became a vice president of the Hansen Investment company and manager of its real estate department.

T. J. Hansen is president of the Hansen Investment company. C. C. Hansen is vice president and Fred A. Skow, secretary treasurer. Before the Hansen came to Omaha, they owned one of the leading banks in Grand Island. They still own several banks in Nebraska, about 20,000 acres of land in Nebraska, Iowa and Colorado. This firm also controls the Nebraska Mercantile company, wholesale grocery at Grand Island.

The Walsh-Elmer transaction gives the Hansen company the management of the Securities building at Sixteenth and Farnam as well as the Bachelors' hotel at Twentieth and Farnam, the Herdman property at Twenty-sixth and Harney streets, holdings of the Poppleton estate and several others.

The Hansen company, agents for the Hartford Fire Insurance company and general agents for the Hartford Accident Indemnity company, by this transaction, also becomes agents for the Connecticut Fire Insurance com-

pany of Hartford, the Equitable of Providence, the Fire Association of Philadelphia, and the Victory Fire Insurance company of Philadelphia.

The Hansen company is taking over all employees of the Walsh-Elmer company, as well as all departments of the firm.

Grant Cleveland will be head of the rental department; H. V. Harvey, fire insurance underwriter; Henry Noor, Walter Johnson and G. R. Right, salesmen for the Walsh-Elmer company, become salesmen for the Hansen Investment company; George G. Bohman of the Hansen company will continue to head the firm's casualty insurance department.

The firm's rental department will be moved to the Securities building Monday.

## Florence Field Is Minne Lusa Twin

Charles W. Martin, who is now developing Florence Field addition, north of Fort Omaha, and who developed and sold Minne Lusa, last week obtained from County Assessor Cousman figures to show the value of the new subdivision gives to a city treasurer.

The assessor's figures, show that in 1914, the year that Mr. Martin began to develop Minne Lusa, that the city realized in taxes, \$715.03 from the entire tract.

The same tract will net the city in taxes this year, according to the assessor, \$41,995.

The valuation of Minne Lusa in 1914 was \$61,300. The valuation for 1923 shows \$1,846,145. The land value alone for Minne Lusa this year is \$643,475, or an increase of nearly 1,000 per cent, according to Mr. Cousman's records.

This increase in taxes, according to Martin, has been brought about entirely by developments which have been paid for by the property. The property has paid for the paving, sidewalks, sewers, trees and all other public improvements.

## Example of Rise in Values by Harrison

C. F. Harrison, realtor, last week picked up an old advertisement

which his firm published in 1905. Following are some of the items appearing in this advertisement:

"Thirty-three feet just east of the new Baird-Weed building at Twentieth and Farnam, \$500 a foot without the building. We have now an offer of \$1,500 more than this for the lot including the building."

"Seventy-two feet just west of the Powell-Bacon garage plant, \$225 per foot."

Twelve thousand dollars for new two-story brick store near Twenty-second and Farnam."

The Powell-Bacon garage was located near Twenty-second and Farnam. Property in this vicinity is now quoted around \$1,500 per foot, and property east of the Baird-Weed building could not be purchased for less than \$4,000 a foot, according to Mr. Harrison.

ON ACCOUNT of the marvelous success of the new Cadillac V-63, new type 61's and cars used as demonstrators can be purchased at remarkably low prices as well as other fine used Cadillacs.

When buying a used car be sure you know what use the car has had and the responsibility of the seller.

COME TO

"A SAFE PLACE TO BUY"

J. H. Hansen Cadillac Co.

HA mey 0710

Farnam at 26th

## Did You Get Your Copy

—of—

Stewart Ford Car Hand Book?

IT'S BUILT LIKE A BANK

To Save You Money

Stewart Warner Products Service Sta.  
2043 Farnam, Omaha, Neb. JA 2323

Write, Wire or Call

Since it is no longer considered good judgement to purchase a big bulky car of the old-fashioned type with its rapid depreciation—and since one car is not enough when mother and daughter and son all want to use it at once—just remember that you can buy two distinctive, reliable, economical Jordans for the price of one of the old-fashioned cars.

Edward S. Jordan  
President  
Jordan Motor Car Company  
Cleveland, Ohio

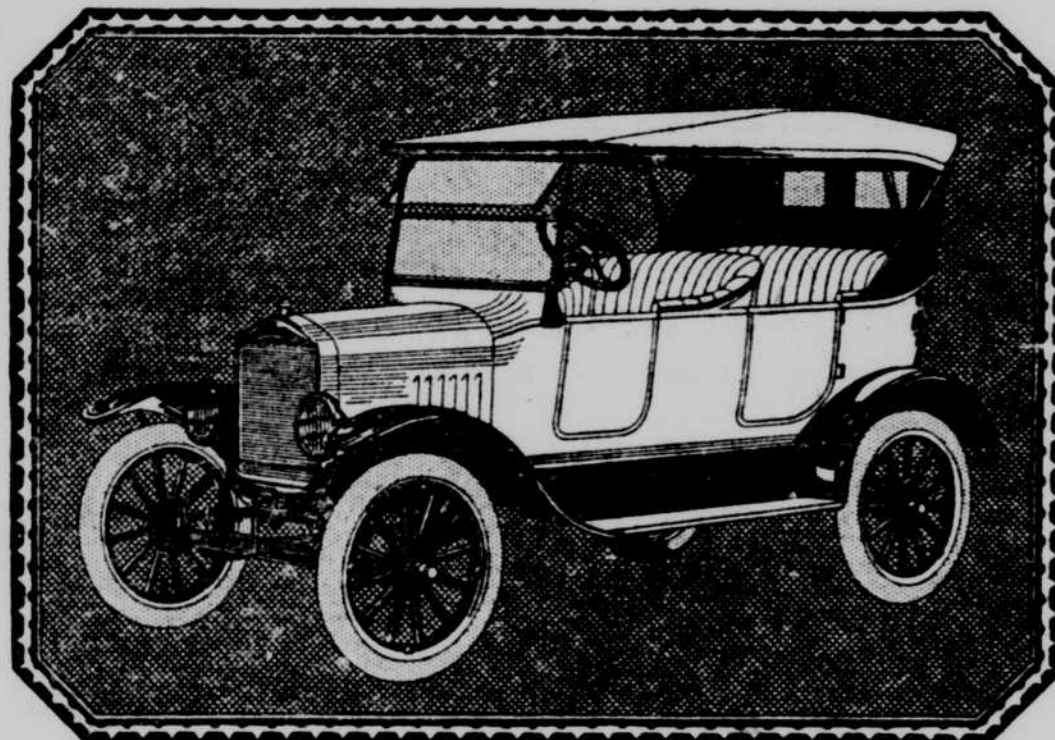


GUY L. SMITH

AT lantic 1944

Omaha, Neb.

Ford  
THE UNIVERSAL CAR



## New Touring Car

Looking at the new touring car from the side, you are at once favorably impressed with the effect of longer, more graceful lines secured by enlarging the cowl and raising the radiator.

Slanting windshield and one-man top lend material aid in giving the entire car a lower, more stylish appearance.

An apron connecting the radiator with the fender skirts is also a decided improvement.

A comfort feature much appreciated by owners, is the additional leg room provided by the enlargement of the cowl.

Allow the nearest Ford dealer to show you the entire line of new Ford cars now on display in his show room.

These cars can be obtained through the Ford Weekly Purchase Plan

See Any of the Following Authorized Ford Dealers

IN OMAHA

Galbreath Motor Co. Universal Motor Co.  
C. E. Paulson Motor Co. Adkins Motor Co.  
Sample-Hart Motor Co. McCaffrey Motor Co.

Hannan-Odell-Van Brunt, Inc.

IN COUNCIL BLUFFS

Parmer Motor Co. Bowers Motor Co.

Ford

CARS · TRUCKS · TRACTORS