

### Farm Land Prices Hold Throughout First Week of May

#### Good Prices Testify to Prosperity of Nebraska and Iowa Agriculturally.

Recent sales of large farms and ranches at comfortable prices testify to the prosperity of this section of the country. Many transactions have featured the land market of Nebraska and Iowa and other sections of the Omaha agricultural district of late.

One of the largest deals reported last week to the Omaha Real Estate board concerned the 310-acre farm of W. Askenon in Cass county. A Lincoln man paid \$60,000 for it, or about \$200 per acre.

Two farms, one of 240 acres and the other of 160 acres, near Dodge, Neb., sold for \$217,500 an acre.

J. E. Jones of Missouri Valley sold 160 acres in Dodge county for \$31,675, cash.

A Cedar county farm brought \$100 an acre during this week. It was a 240-acre tract.

One of the highest priced pieces of land reported sold last week was a farm near Alta, Ia., which was bought for \$258 an acre.

### PAYNE COMPANY IS 25 YEARS OLD

The real estate firm headed by H. B. Payne was 25 years old May 1. The firm is now known as Payne & Sons company.

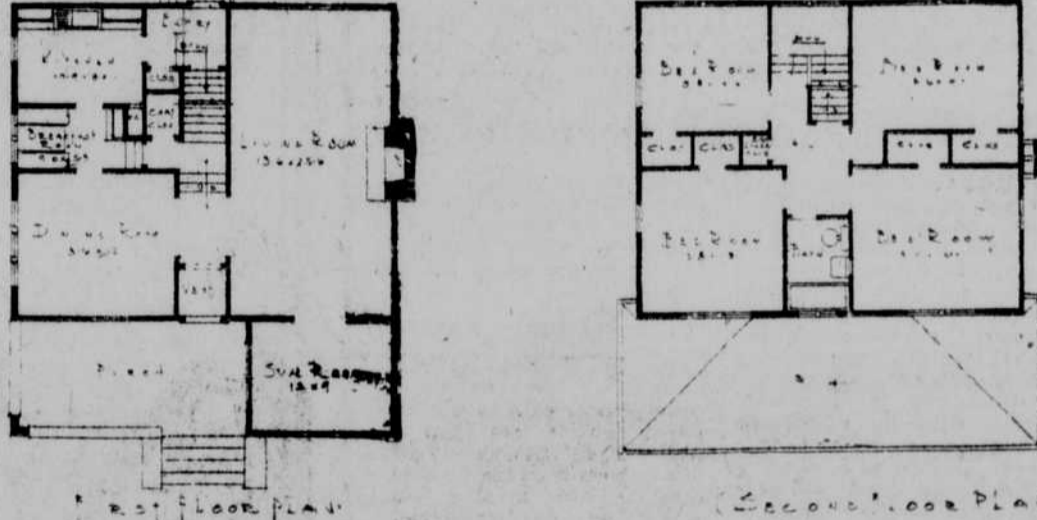
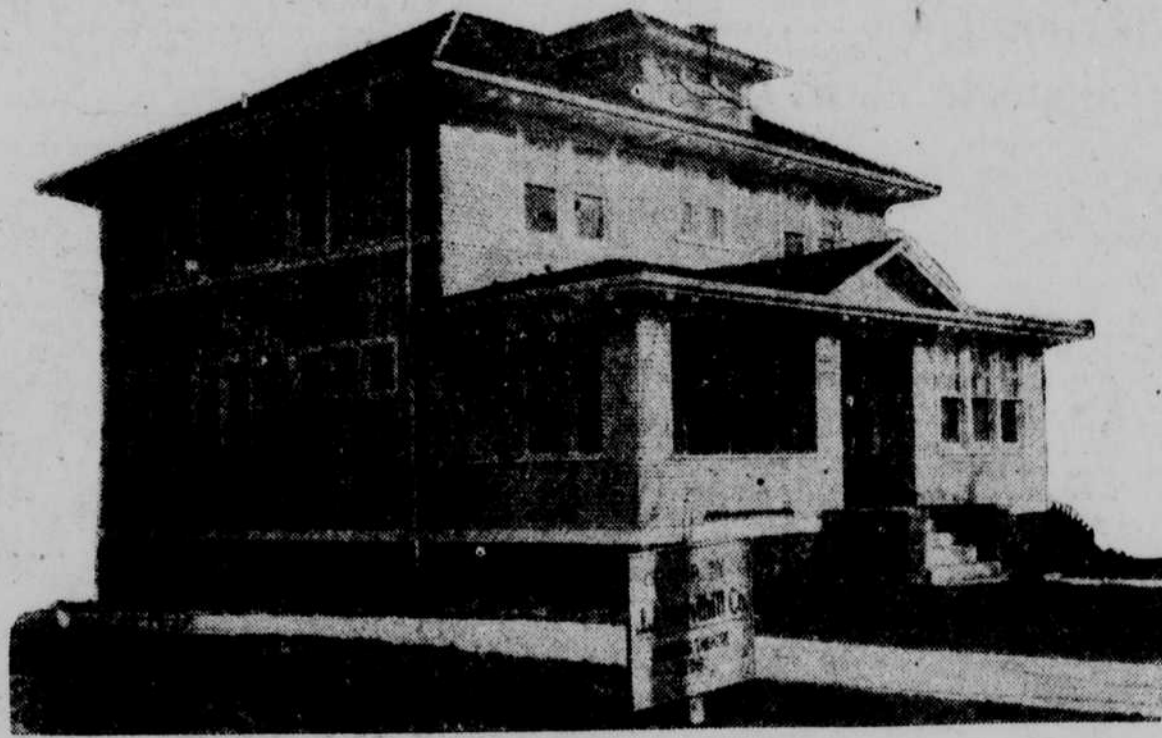
The beginning of this firm was when H. B. Payne went into the real estate business for himself in 1899 in a small room at 601 Omaha National Bank building, the same floor of the building in which the firm now has a suite of offices.

At the time Payne began, his one employe, confidential clerk and errand boy was Edward M. Slater, who later became his business partner, and who a few years ago withdrew from the firm to organize the Slater company.

### Brader Opens Office.

E. P. Brader, formerly identified with Charles W. Martin & Co., plans to open a general real estate and building office at 408 Omaha Loan building.

Brader has been in the real estate business in this city for a number of years.



A structure that would be more than merely a house and yet would not be a "show place," was the dream of J. J. Mulvihill, and he designed this home. He desired to have the place spacious enough to accommodate a good sized family, compact enough to be easily heated in cold weather, sufficiently ventilated for the summer months and yet attractive, both inside and out.

To this end the home was designed two stories in height. The first floor was devoted to the rooms in which a family would live during their hours awake, and the second floor is devoted to bedrooms.

### Boasts Spacious Porch.

The front porch is large enough to mark the place for a home. It is a step entirely away from the more numerous types of homes that have discarded the porch to better accentuate the entrance.

As the home is entered there is a small reception hall. In grandfather's time it would have been called a vestibule. This is one of the devices used to aid in the heating. A second door helps to break the cold drafts from outside.

From the entry hall access is gained to the dining room. This room occupies the front corner of the first floor, gives space enough for a large table and boasts of enough windows to make it very attractive. Behind the dining room comes a small passage way.

From this passage opens the breakfast nook. This nook is large enough to comfortably accommodate four persons. It has a large window at the end of the Pullman table that furnishes excellent light and air.

### Kitchen is Well Planned.

At the end of the passage is the kitchen. The most essential room has been planned large enough to give room for all the work that is to be done, and yet is compact enough to save a great many steps. It has been equipped with plenty of closets for the storage of both foodstuffs and utensils.

On the opposite side of the house is the living room and the sun room. The living room occupies half of the floor space on the first floor. It is planned for comfort and achieves its aim.

The sun room is, in truth, half of the porch. The porch is built but half way across the front of the house and the sun room occupies the remaining half.

### Upper Hall Cleverly Planned.

A square hall at the top of the stairs gives access to all of the rooms. The bath is the center point. A bedroom is planned on each side and two other bedrooms divide the rest of the floor.

Every room is equipped with a large closet. Every "home" requires space for storage and this space has been amply provided here.

The house, when all is said, really reaches the height of Mulvihill's ambition in designing a home. From the outside it is not as "showy" as some other of the homes he has designed, but for comfort, and that is what was foremost in the plan, it is all that can be wanted.

### Real Estate Transfers Are Plentiful

#### Records Show Thirty-Six Deals of \$4,000 or More Each During Week.

Thirty-six real estate deals averaging \$4,000 or more each were filed last week in the register of deeds office.

The largest of these deals was for \$25,000, a property at 139 North Thirty-first avenue, sold by Mary A. Patrick to G. M. Ely.

One of the best known pieces of property sold during the week was a 23-foot strip of vacant ground on the south side of Farnam street at Twenty-fifth street, sold by Alfred Millard, Jr., to William Redgwick for \$23,750. This strip now consists of a high bank which will cost several thousand dollars to grade to street level.

Following is a list of the deals that were for \$4,000 or more:

- South Omaha.**
  - F. J. Wachal to W. J. Rath, 2119 J street, \$5,500.
  - C. E. Berchus to J. F. Chisborad, 2815 F street, \$5,100.
- Northwest.**
  - J. A. Shopen to W. E. Tate, 245 Grand street, \$2,200.
  - W. V. Neuman to Harriet Fugate, southeast corner Thirty-seventh and Curtis avenue, \$4,000.
  - Occidental Building and Loan association to J. G. Knight, 4624 Ames avenue, \$4,800.
  - Top Pierce to Hayden W. Ahmanson, northwest corner Fifty-seventh and Pacific streets, \$8,500.
- Southwest.**
  - Lillian F. Carman to G. G. Witham, 1299 South Fifteenth avenue, \$4,999.
- Home Park.**
  - M. W. Blaser to W. J. Mitchell, 3216 California street, \$4,000.
- Benon.**
  - H. O. Wolff to R. M. Jones, 2468 North Eleventh street, \$3,000.

**Tornado Insurance**  
L. J. Goodall  
**HAMILTON & CO.**  
303-4 Neville Block  
JACKSON 0637

### Hardy Trees, Shrubs and Vines

There are still about two weeks left for planting hardy nursery stock and our assortment is still quite complete. Also, we are now offering everything that we have in stock at specially low prices. Call at one of our stores and secure your trees and shrubs before it is too late.

### Plants for Bedding, Hanging Baskets and Window Boxes

Our assortment of flowering plants, foliage plants and annual vines is very complete. Also, we will make hanging baskets and boxes up to your order and we suggest that you come in and personally select your plants for this purpose. All of our plants are very reasonably priced.

### Garden and Flower Seeds

Get the garden in order at once and, by all means, plant dependable seeds. All of our seeds are fresh stock and full of vitality; they are sure to grow. Have us supply your seeds this spring.

**Meneray Nursery & Seed Stores**  
OMAHA: 1918 Farnam Street  
SOUTH OMAHA: 2505 "Q" Street  
COUNCIL BLUFFS: 34th Street and West Broadway  
Phone Co. Bluffs 1698

### SCREENS TO KEEP OUT FLIES

Monarch Metal Weather Strips to make your windows rattle, dust and cold-proof. For old or new houses. Do it now before you clean house. We rewire and paint old screens. New ones made. We make Flower Boxes, Trellises or anything in wood. Repairing of all kinds. A nice Screen Porch adds an extra room to your home. Let Us Help You With Your Spring Clean Up.  
**F. H. TURNEY SCREEN CO.**  
AT lantic 4737 707 South 27th

### Garden Specials

- For One Week
- Self-adjusting, ball-bearing lawn mowers \$12.00
- Metal bottom grass catchers \$1.00
- Garden hose, corrugated 1/2 inch, 50 ft. length \$5.50
- Nozzles \$45c

Full line of garden tools, screens, screen wire, fishing tackle and baseball gloves.  
10% reduction on these prices if ad is presented with purchase.  
**W. Laserowitz**  
Hardware and Sporting Goods  
612 North 16th St.

**Omaha Reed & Rattan Co.**  
Manufacturers of Reed and Rattan Furniture  
Individual Designs Reasonably Priced  
Porch Furniture  
Japan Baskets Reed Lamps  
Sun Room Furniture  
Porch Mats Flower Stands  
Fern Hangers  
Baby Cabs and Go-Carts  
Expert repairing of Reed and Rattan furniture, etc.  
16TH AND JONES STS.  
Phone JACKSON 2043

**There Is Still Time to Plant Successfully**  
It's not too late in the season to plant Trees, Shrubs, Bushes, Perennial Plants, etc. Now is the time to plant good, hardy Nebraska grown stock. Visit our nursery display at 20th and Dodge and let us help you with your landscaping problems. Our prices are reasonable because we grow all our own stock.  
**Sonderoggs**  
TREES - SEEDS - PLANTS  
20th and Dodge, C. E. Baldwin, Mar. AT. 9114 or HA. 3239  
North Side—Gable Flower Shop 2311 1/2 N. 24th

**GOOD FENCES MAKE GOOD FRIENDS**  
Wire and Iron Fences  
Gates for Lawns  
Wire Flower Bed Borders  
Clothes Posts  
Iron and Wire Window Guards  
Screen Door Guards  
Wire Arches  
Tree and Flower Guards  
(Chain Link Property Protection Fence)  
**CHAMPION IRON & WIRE WORKS**  
26th and Jackson Streets  
J. J. Leddy, Prop.

**No, It Is Not too Late**  
to plant trees and shrubs if you plant Dormant Stock. We have our frost and heat-proof storage in which to keep stock in a dormant condition for late planting. We still have a full line of quality stock in shrubs, ornamentals, fruit trees, imported gladioli, hybrid roses and hedge plants, specially priced this week. Call at the nursery and be convinced. Landscape shrub planting our specialty. Estimates furnished free.  
**Benson-Omaha Nursery**  
Office and Salesgrounds Same Old Corner  
65th and Spencer Sts. WA Inut 4273  
P. J. FLYNN, Proprietor

**LET SHEEPO FERTILIZER**  
Make that Lawn, Garden and Shrubbery grow by enriching and softening the earth. An application will convince you, or ask your neighbor what SHEEPO will do.  
Manufactured by  
**NEBRASKA FERTILIZER CO.**  
Phone JACKSON 1293 401 Keeline Bldg.

**Building a Home Is an Important and Technical Proposition**  
Let Us Assist You  
Call on us for information derived from our years of experience.  
It Is Our Business to Serve You  
**UPDIKE LUMBER & COAL CO.**  
4500 Dodge Street WA Inut 0300

**OLD, NEW HOMES IN DEMAND NOW**  
The demand for homes, both new and old, has been steady all year and has increased noticeably during the past month, according to officials of Shopen & Co., realtors.  
During the month of April the firm sold 22 houses for a total of \$83,100. The houses were located in all parts of the city and included every class of homes.  
To meet the greatest demand of the market the company now has several homes under construction of the small cottage type. These will be completed and ready for sale soon.  
**Hastings at Realty Meet.**  
Byron R. Hastings, director of the national and state real estate associations, was in Columbus, Neb., Friday night to attend the quarterly meeting of the board of directors of the Nebraska Realtors' association.



That house would be comfortable now, yet only the sheathing is on

Why do you say that?  
Because Celotex—nailed direct to the studs and rafters, with all the joints sealed with the studs, headers and rafters—makes a more rigid structure than does wood sheathing, insulates against heat and cold, weatherproofs the house.  
You certainly know your architecture, Mary.  
Well, I do know about Celotex, because Fred and I expect both comfort and economy from its use.  
The use of Celotex—whether as sheathing or as plaster base—generally reduces the first cost because it replaces one or more other materials.  
Celotex is certain to reduce our final cost because it cuts fuel bills a fourth to a third. It has the insulating value of cork. It shuts out dampness and cuts off drafts around door and window casings.  
Where can we get the information that told you so much about this wonderful lumber?  
Any lumber dealer, architect or contractor in the city can tell you about Celotex. Or you can get complete literature just by writing to The Celotex Company, 645 N. Michigan Ave., Chicago, Ill.

**CELOTEX**  
INSULATING LUMBER  
THERE IS A USE FOR CELOTEX IN EVERY BUILDING  
Udike Lumber & Coal Co. Independent Lumber Co. Guiou Lumber Co.  
Citizens Lumber Co., Lincoln, Neb.

**The Man Who Didn't Have Faith**  
About 40 years ago there was a small house on the south half of the ground where the City National bank building now stands.  
The man who rented the house, had a chance to buy it for \$3,500. He "couldn't see it," so he kept on renting until another man bought it.  
In a few years, the man saw that he had made a mistake, but even then didn't know how big a mistake he had made. However, it was then too late to correct the error.

**He Didn't Have Sufficient Faith in Omaha**  
But you may say: "That time is past. There are no more such chances."  
You are wrong. Many people in Chicago, Detroit, Cleveland and other large cities, said exactly the same thing when their cities had reached the 200,000 mark in population. Those people didn't have faith in their cities.  
But see what happened to a few that did have faith! Today they are rich and independent!  
Omaha Real Estate today offers the same opportunities that these other cities offered when they had 200,000 people.  
There are opportunities today as good as that which the tenant on the City National ground "couldn't see."  
That wonderfully rich agricultural territory, of which Omaha is the center, is developing every year, because the agricultural industry is a necessity. That makes Omaha grow.  
**Omaha Real Estate Board**  
Consult a Realtor