

1925 Is a Year of Price Advancement in Real Estate

REAL ESTATE AND BUILDING News and Events

60 Per Cent of Omaha's Families Own Their Own Homes. Do You Own Yours?

58 Real Estate Deals Last Week, Records Revealed

Total Transactions of Over \$4,000 Recorded Are \$407,105; Two Land Sales.

These were filed in the office of Registrar of Deeds Pearce last week 58 Omaha real estate transactions of \$4,000 or more each. The total amount of these transfers was \$407,105.

In addition to the Omaha transfers two land sales were recorded of \$10,000 and \$2,000, making a total registration of \$449,105.

Following are the properties transferred and the districts in which they are located:

Southwest. Bryce Campbell to H. M. McAndrew, northwest corner Fifty-fifth and Pine streets, \$5,000.

Central. H. A. Wolf company to Lydia Knutson, northeast corner Twenty-second and Webster streets, \$15,000.

North. T. W. Blackburn to M. J. Holland, 3015 Cottage Grove avenue, \$8,250.

South. Margaret Wade to H. P. Larsen, 160 acres, four miles east of Bennington, \$10,000.

Farm Land Again on Solid Basis

Two Nebraskans Report Farm Deals of \$125,000 and \$70,000.

W. S. Weston, vice president of the Peters Trust company, last week received two letters from different parts of the state indicating, according to Weston, that farm lands are again on a solid and substantial basis.

One of these letters is from Lexington, stating that in the last few months the correspondent had sold \$125,000 worth of land, upon which cash payments amounting to between \$80,000 and \$90,000 had been made.

The other letter was from a northeast Nebraska banker, saying that in the last two or three months he has placed \$70,000 in farm loans at a flat interest rate of 5 per cent.

Reports to the real estate board during the week show a large movement of high-priced land since March 1.

These reports show the sale of a farm near Newman Grove for \$220 per acre; a farm of 160 acres near Alma, Neb., for \$24,000; a farm sold at auction near Elroy for \$156 per acre; a 115-acre farm in the vicinity of Liberty for \$13,000; a 66-acre farm near Wausa for \$225 per acre, and a quarter-section near Wausa for \$162 per acre.

Several sales were reported from Iowa during the week; among them an 80-acre farm near Atlantic which sold for \$225 per acre, and a 160-acre farm near Paton for \$260 per acre.

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Buck Company Makes Record in March Sales

First 26 Days Yield 19 Homes Either Sold or Contracted for Building.

During the first 26 days of March, D. E. Buck & Co. report their best March month's business, these sales include 18 new homes or building contracts for Buck's Better Built bungalows, five of which are located in Standard Place, one in Meriton Meadows and one in Twin Ridge addition; of the balance, 3 are located in Benson and two in Minne Lusa additions.

All of these 12 homes include Buck's special features and high grade construction; they are typically "Better Built." Two noticeable features of the above 12 sales are first, that on seven of them the purchasers paid all cash, or cash down to the first mortgage loans which proves there are ample funds available in Omaha for purchasing homes on a sound sales basis; second, the average price per home sold was \$6,584, which D. E. Buck & Co. find is a \$210 higher average than the average price paid per house on their total sales during 1924.

D. E. Buck states decidedly "that people are now endeavoring to buy a little better and possibly a little more expensive home, yet at the same time a permanent home; that 'houses' are now being bought for 'homes' and not as a temporary shelter or speculative investment as during the last few years. People have finally realized the best 'bank' in the world is their own home on which they are making a monthly payment and avoiding the high rental charges still effective here.

Many are buying new homes now in preference to old property, as the new homes may be purchased at even less than some of the older homes that were bought at the peak of prices in 1921 and 1922.

Buck & Co. have 24 homes under construction, of which 15 are being built to order for the purchasers and eight of which are being built to sell and will be ready to occupy sometime in April. Buck's rental department report from 12 to 15 calls daily for houses to rent with only one house vacant today. The following is the list of homes sold this month:

2565 Ida street, \$6,950, to C. M. Cummings. 4442 Poppleton avenue, \$7,150, to L. C. Ehlert. 4524 Pierce street, \$6,950, to H. W. Gasser, new home. 4524 Pierce street, \$6,950, to J. K. Peters, building contract. 4627 William street, \$4,150, to G. H. Lindley, building contract. Lusa, building contract, \$7,500, to L. Lusa, building contract. 4445 Woolworth avenue, \$7,500, to J. Bruch, building contract. 2711 Newport avenue, \$9,350, to C. Walder, building contract. 2115 North Sixty-second street, \$6,500, to J. Bruch, building contract. 2703 North Sixty-second street, \$5,500, to J. Bruch, building contract. 6406 Maple street, \$5,500, to J. T. Jensen, new home. 1812 Laird street, \$5,800, to Fred Jensen. 4520 North Twenty-eighth avenue, \$4,550, to S. J. Johnson. 2514 Saratoga street, \$4,550, to Fred Myers. 2718 Mary street, \$6,950, to G. E. Musgrave. 2154 Newport avenue, \$6,750, to Leota Laubach. 2557 Ida street, \$4,250, sale made through Payne Investment Co. 2561 Ida street, \$6,250, sale made through Payne Investment Co. Total \$137,400.

Realty Board to Sponsor Move for City Beautiful

Organization to Improve Aesthetic Appearance of Omaha Will Be Formed Tuesday.

For the purpose of improving the physical appearance of Omaha, the Omaha Real Estate board has arranged to sponsor a "City Beautiful committee," which will be organized Tuesday morning under the direction of R. C. Peters, who is a member of the board and president of the Peters National bank and Peters Trust company.

Peters' committee will consist of six or seven of the city's leading business men. The meeting will be held in the directors' room of the Peters bank.

"Omaha has the contour and other natural gifts that make it possible for this city to be second to none in the country in physical beauty," Peters said. "If all of our citizens join in the effort all of Omaha can be made to look like a park.

"There is no stronger influence than physical appearance in persuading people to move to a city to live. The appearance of a city is the strongest factor in obtaining favorable comment from visitors."

President Spahr of the real estate board cites the district of Florence boulevard known as the Prettiest Mile as an example of what can be done all over the city in making the appearance of Omaha attractive.

"This district," Spahr said, "is not a wealthy section of the city, and it hasn't any mansions on it. It is simply well taken care of 12 months out of the year and the people living in the district have pride in the appearance of their homes and their street. There is nothing in the Prettiest Mile district that can't be made in every other section in Omaha."

HASTINGS PLANS TO BUILD SHOPS

Six store buildings, to be known as the West Farnam shops, are to be erected immediately by Byron R. Hastings, on the south side of Farnam street about 100 feet east of Farnam school, which is at Park avenue.

Each of these shops will have a 16-foot frontage on Farnam and will be 60 feet deep. The construction will be of brick and Bedford stone with white brick trimming. The cost will be approximately \$25,000, Edward M. Slater has been appointed rental agent, and is supervising the construction.

U. S. Immigration Law Costs England \$85,000

London, March 27.—America's immigration restriction law has caused an \$85,000 deficit in the estimated receipts of the British foreign office. Since April 1 of last year the foreign office issued 45,000 fewer passports than had been expected. The slump is explained as due almost entirely to the reduced immigration to the United States from Great Britain and northern Ireland.

GOOD FENCES MAKE GOOD NEIGHBORS

Iron and Wire Fences and Gates for Lawns, Gardens and Country Homes. Ornamental Iron Entrance Gates. Steel Fence Posts. Wire Flower Bed Borders. Iron and Wire Window and Door Guards. Iron Clothes Posts. Chain Link Property Protection Fence. Cyclone Fence on Steel Posts Dog Yards.

CHAMPION IRON & WIRE WORKS 15th and Jackson Sts. J. J. LEDDY, Prop. Phone JACKSON 1590

CONCRETE BLOCKS FROM CINDERS

Concrete blocks manufactured under the Straub patent from cinders, are the new construction units being offered Omaha builders by the Ideal Cement Stone company. Cinder concrete blocks are also being manufactured by the firm.

"Cinder block," as they are known in the concrete products business, are the same as ordinary concrete blocks and fire tests seem to indicate that it stands more heat successfully. It has the additional advantage that cinder blocks are "nailing blocks." That is, ordinary nails may be nailed directly into the block and be depended upon to hold about the same as if driven into wood.

F. J. Straub, under whose patents the cement is operating, won a suit for infringement of patent rights. The suit was decided in federal court of western Pennsylvania.

INSURANCE EXPERT HIRED BY SHOPEN

In keeping with the growing business and tremendous demand for a special man on insurance, Shopen & Co. have put a man in charge of insurance who will be familiar with all lines, including fire, tornado, compensation and all casualty lines.

Paul E. Rimerman, formerly with the Columbia Fire Underwriters, is the new man for Shopen & Co. and is very well versed along all lines of insurance.



QUALITY LUMBER There is a great difference in lumber, as any builder knows, and we are headquarters for only the best. We are able to fill any order, no matter how big, little, or unusual.

UPDIKE LUMBER & COAL CO. 4500 Dodge WA 0300

SOMETHING NEW IN OMAHA

---A Patented Masonry Material which has revolutionized the building industry in more than 50 cities where it has been introduced.

CINDER-CONCRETE BLOCK and TILE

have advantages possessed by no other building unit on the market. These advantages have made CINDER BLOCK so popular in demand that the manufacturers in eastern states—New York, New Jersey, Pennsylvania, Ohio—and Kansas City in the west, are compelled to operate their plants day and night.

A Few of the Reasons Why CINDER BLOCK Meets With Such Popular Approval

ABSOLUTELY FIREPROOF. Numerous experimental tests have been made, and a number of building fires have demonstrated their superior fire-resisting qualities. DRIVE NAILS INTO CINDER-CONCRETE BLOCK the same as into wood without fracturing. No plugging of walls is necessary to attach door and window casings and trim of all kinds. The nails hold. DO NOT CRACK, because mortar adheres better than to any other material. Will stand rough handling. CINDER BLOCK WALLS DO NOT "SWEAT," therefore require no furring or lathing. Plaster is applied direct to inside walls, and stuccoed or brick veneered on the outside. SOUND-PROOF. Ideal for partition walls. DAMP-PROOF AND FROST-DEFYING. LIGHT WEIGHT. Reduces labor cost of laying. SAVES MONEY in the building of Permanent Fireproof Buildings.

Ideal Cement Stone Co. 31st and Spaulding Sts. KENwood 0456

Keystone Brand Concrete Blocks

Are Made in Omaha by Omaha Men. They are laid by Omaha Masons. No freight to add, no middleman and therefore no commissions to pay. Keystone Brand Concrete Blocks have been manufactured and laid for over 20 years by the

Omaha Concrete Stone Co. KE 0886 28th Ave. and Sahler



Paint NOW --pay later!

The Master Painters and Decorators of Omaha now offer YOU the benefits of the Nation-Wide "Paint NOW and Pay Later" financing plan. A plan whereby every home owner can keep his home attractive and thereby enhance its value with no inconvenience to himself.

This new plan enables you to get all the benefits of painting, decorating and papering NOW, and spread the cost over a period of months, paying for the work from your current income. This means twin advantages for YOU... your home painted NOW with but a small payment down and the balance in easy monthly payments.

Get in touch with any of the following reputable firms for full information on the partial payment plan—see us in Booth No. 25 at the Building Show this week.

- The following Master Painters and Decorators Offer You This Service. Phone Them: Albert B. Anderson, WA. 4743. John G. Jazay, WE. 0421. J. M. Anderson, JA. 4180. P. J. Kaufman, WA. 7370. Cliff Anderson, WE. 8123. Hank Anderson, AT. 7119. Louis Brehm, WA. 3181. S. H. Monkhoff, WA. 6384. Frank H. Craig, WA. 6503. Sam Newman, JA. 6043. G. Epperson, WA. 1474. Carl G. Nielsen, WA. 4318. A. C. Evans, KE. 1867. Fred Parks, AT. 7404. Jacob Feldman, JA. 1320. Frank A. Pictor, WA. 2913. W. H. Frush, WA. 0871. Pete Skon, WA. 1249. W. H. Bauer, WA. 2320. A. C. Smith, WA. 2281. A. M. Heath, WA. 7491. I. R. Spitzer & Son, AT. 7064. H. P. Henriksen, WA. 1741. G. A. Steinheimer Co., AT. 6750. Hunt, The Painter, WE. 3225. Ray Stewart, WE. 6120. Isard Decorating Co., AT. 3438. Swan Painting Co., WA. 3438. O. L. Trevisor, JA. 4014.

The Rental Offerings

on the Want Ad Pages of

The Omaha Sunday Bee

Contain a large number of miscellaneous offerings as well as the Consolidated List of Rentals Offered by the Omaha Owners' and Managers' Assn. Embracing apartments, houses, stores, offices, warehouses.

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Let Spring Sunshine Enter Your Home! ELIMINATE the soot and dirt of Winter from your Walls. Bright, new wall paper will bring the freshness of spring into your rooms. NIAGARA BLUE RIBBON WALL PAPER Beautiful, new patterns have just arrived—correct in style and moderate in price. Have your wall papering done now—the rush will soon be on. FREE—Our New Sample Booklet—Ask for it Full of Decorative Secrets and Suggestions Buy Your Wall Paper Now at Wholesale Prices J. M. ANDERSON Room 618 Keeline Bldg., 17th and Harney Phone JACKSON 4180