GEO. N. HICKS'

Real Estate Column.

Bargains This Week in

RESIDENCE PROPERTY.

ELEGANT house and lot in Hanscom Place, barn, furnace, bath-room, city water, all modern improvements, a splendid home. Can give immediate possession; a big bargain if sold soon. Call and get price.

NICE eight room house with full lot, near 26th and Poppleton avenue, price $2,500. A bargain.

NEW 8 room house, all modern conveniences in West Omaha; a big bargain if taken at once.

NICE house and lot, near 18th and Lake, on car line, and only two blocks from cable, only $1,600 if sold at once.

EIGHT ROOM house on 28th st., near Howard, east front, price $2,000. $1,500 cash balance to suit.

NICE four room cottage and lot, in South Omaha, near 28th and G sts., price only $800; small cash payment.

VACANT RESIDENCE LOTS.

TWO lots 93x155 feet, corner Jackson and Lowe ave, one of the finest residence sites in West Omaha. $3,500.

ELEGANT south front lot, 50x132, on Harney near 26th street, only $5,500.

CHOICE residence site on 23th avenue, in Clark's addition. This lot is 64x128, perfect grade and nicely situated, between St. Mary's avenue and Harney streets, $3,250.

CORNER, 69x140, on Howard and 28th streets east front and on grade $6,500.

CORNER, 100x150 feet, on 31st and Poppleton avenue, paved street, sewerage, water and gas; perfect grade and magnificent view; one of the finest residence sites in the city. Call and get price.

THREE beautiful south front lots on Poppleton avenue for sale for a few days at a low figure. Only $650 cash required; balance can run 1, 2, 3 and 4 years. If you want to secure a nice home in the nicest residence part on of the city, it will pay you to look this up.

EAST front lot, 50x150, on 31st street, near Poppleton avenue, Hanscom Place. Just the place for a nice home. Can offer for a few days at $3,500.

DOUBLE corner, 100x150 feet, on Woolworth avenue and 32nd street, facing Hanscom Park; perfect grade. Just the place for an elegant residence block. $7,500.

EAST front lot on Lowe avenue, in West Omaha, $1,000.

ONE of the nicest residence lots in Hanscom Place, on Poppleton avenue, for sale on very small cash payment, long time. New cable line will make this the finest residence property in the city.

NICE east front in Westlawn, close to station on Belt Line Ry., only twenty minutes' ride from business portion of the city, just the place for a nice home; price $500; cash $50, balance 6, 12, 18 and 24 months.

BUSINESS PROPERTY.

66 Feet on 16th street near Farnam, for a few days at figures it will pay you to investigate.

44 Feet on Harney near 11th street, splendid wholesale point. A bargain if sold soon.

CHOICE business lot 44x132 feet on Tenth near Harney, $20,000.

BUSINESS lot with new two-story store building, on M, near 27th St., South Omaha. Will rent for twelve per cent on the investment. Call and see it, price $4,500.

ONE of the finest Business lots in South Omaha, for a few days at $3,000.

TRACKAGE PROPERTY.

TRACKAGE and warehouse property 66x132, corner 13th and Nicholas, side track in alley. There is $4,000 profit in this lot for some one, can offer for a short time at $8,000.

600x200 Feet on Belt Line Railway, at junction of two main streets leading out of city in West Omaha; splendid point for coal and lumber yards, grain and provision house or milling and elevator business, all smooth and level ground and on one of the finest pieces of trackage property around the city; can offer for a few days of $7,500. This property will stand close investigation.

ACRE PROPERTY.

CHOICE ten-acre tract, near Belt Line R. R., in West Omaha, only twenty-five minutes ride by suburban trains from Webster street depot; magnificent view, pleasant and healthy location. Just the place for a nice home or fine fruit and vegetable gardens. This property can be platted into fifty choice lots that will sell inside of three years for four to five hundred each. Can offer the whole tract for a short time at $6,500.

BARGAIN—Choice ten acre tract with comfortable house, barn, splendid shade trees, etc., close to city and Belt line railway, just the place for a nice home or fine fruit and vegetable gardens. Can make this a big bargain if taken at once.

INVESTMENT PROPERTY.

CORNER, 122x180, less than seven blocks from Court house, with three small cottages renting for $750 per year; room for three more; ground alone is worth fifty per cent more than price asked. It will pay you to look this up; price $7,000.

FOR SALE—An interest in one of the best pieces of investment property in Omaha; can offer this for $20,000. Purchasers can realize $40,000 out of this property within three years; it will pay you to investigate this.

LOT 4, block 54, South Omaha, 60x150 feet near J and 27th streets, only $1,250.

NINE lots near F and 24th street, South Omaha; the biggest bargain in South Omaha at $6,000.

THREE nice lots, one a corner, near Catholic Church on 26th street, South Omaha, for $2,250.

NICE little cottage and full lot 60x150 in South Omaha, near 28th and G streets for sale at $800.

SUMMER GARDEN PROPERTY.

I CAN OFFER for sale, for a short time, West Lawn Park, consisting of the beautiful grove and grounds on Park street, just outside the city limits, and nearly opposite Renser's hotel and summer garden, in West Omaha. This property has long been considered the finest place in the west for summer garden and picnic grounds, and is now offered for sale at figures it will pay you to investigate. The Missouri Pacific Belt Line Railroad runs through one corner of this property, and a station has just been located right at this point, and suburban trains now running carry passengers from the Webster street depot to this property quicker than you can get to Hanscom Park from the business center of the city. The Fremont, Elkhorn & Missouri Valley Railroad line to South Omaha runs within three blocks, and it is less than ten minutes' ride between this property and the business portion of South Omaha. There is a horse car line already completed and in operation, running to within a short distance of this property. Remember it is just outside the city limits, thus escaping the high license and city taxes. It is the only nice grove adapted for summer garden purposes on the Belt Line, or around the city. The only place that can be reached so easily, from either the city or South Omaha, being twenty-five minutes' ride from one place, and only ten minutes from the other. There is no place west of Chicago that can compare with this property for a summer garden, and if properly handled, it can be made the great resort of Omaha, and a live energetic man can make a bushel of money out of it. And in addition, the property itself will double in value within three years if not before. I can offer this place at figures that make it a splendid bargain, if sold at once, and will be glad to have you call and let us show you the property.

LAND.

640 Acres choice land in Howard County, close to two railroads; for sale at a bargain.

FIRST-CLASS improved farm in Eastern Nebraska; small cash payment, long time. Call and get prices.

GOOD farm in Cedar County, Nebraska; well improved; for a few days at figures that make it a bargain.

TO EXCHANGE.

$30,000 worth of good Omaha property to trade for good stock ranch.

160 acre farm clear of incumbrance to trade for a good house and lot.

640 acres choice farm in eastern Nebraska, free of incumbrance; want first class residence property.

1,600 acres of good farm land in Central Nebraska, no better soil in the state, will exchange for residence block or business property.

Also two choice ten acre tracts close to belt line railway, price $7,500 and $11,000. Each of these tracts will make fifty nice lots, that will sell inside of three years for $500 each or $25,000 for the tract; want improved residence property or business lot. What have you to offer.

If you have good property to sell or rent, call and list it

If you want to rent a house or buy a piece of property, call and look on our list.

GEO. N. HICKS, Room 40, Barker Bloc

WATERING THE GREAT WEST.

General Brisbin's Views on the Irrigation of Arid Lands.

THEY SHOULD BE RECLAIMED.

Let Other Sections Than the South Have a Bite at the National Orange—Rewards to Tree-Planters Advocated.

Some New Ideas.

FORT ROBINSON, Neb., Nov. 12.—[Correspondence of THE BEE.]—I have read with very great interest the articles in THE BEE and Kansas City Times discussing the question of hot winds and rainfall, raised by Charles Francis Adams' letter on the drouth in Kansas, and consequent failure of crops in certain sections of that great state. I do not know that I can add anything of value or interest to what has already been said, but I have some notions of my own on the subject, and I will give them for what they are worth, leaving people to believe them or not, as they like.

First, I do not think there has been any material increase in the annual rainfall of the west from the planting of trees. More has been done by breaking the soil and planting corn and grain. The increase of rain, if any, is due to a variety of causes incident to the settlement of a country heretofore considered barren. I do not doubt myself that the rainfall in the west has been increased of late years, but it is due to many things---railroads, electric wires and trees bearing their part. The annual moisture has been more evenly distributed than in former years, and here is where the trees get their work in on the effect of a climate.

In our country the great currents of air, which leave the Pacific coast humid and warm, are forced up by the high mountains until they become cold and are discharged in snows and rains in the Rocky mountains. When leaving the mountains dry they sweep over the great plains, finding no moisture to take up until they reach far east. In former times (1850) they did not find any moisture to take up until they crossed the Missouri and Mississippi, when, having become recharged, they discharged in copious rains in Iowa, Illinois and Wisconsin. Now (1886-1888) the breaking of the soil further west, the cessation of prairie fires in Nebraska, and the planting of new trees, as well as saving those on the Loups, Niobrara, Plattes, Elkhorn and White rivers, has extended the rain belt west almost across Nebraska. The saving of the heavily timbered heads of streams from fires has had more to do with it than the planting of new trees. The hot winds are now cooled, the air rendered humid and the clouds discharge long before reaching the Missouri. The effect of forests on rainfall is simply this: The dry currents of air are retarded by the trees and elevated until a point of condensation is reached. Radiation is also prevented, the air cooled, and the clouds passing over trees are rendered more easily condensed. As to the action of electricity it is not confined to wires alone, the trees being negatively charged and drawing with great power the positively charged clouds. This theory is no longer a matter of doubt or experiment, but a fact demonstrated by experience and a knowledge of the laws that govern the atmosphere. I have no doubt but that in time as Nebraska and Kansas increases their railroads, agriculture and forests, rains will be abundant and every acre of tillable land in these states will be sufficiently watered by the clouds to enable the people to raise abundant crops and fruits, and both Kansas and Nebraska will be as well watered as Iowa; Illinois, Wisconsin and states further east. At a depth of some twenty feet from the surface of the earth white sand is struck in most parts of both Kansas and Nebraska, which is full of water and in many places forms subterranean streams. This makes both these states suitable for forest growing, as the roots of the trees readily seek the moist white sand and the trees grow with a rapidity which is perfectly astonishing.

If any one doubts the effect of forests on climate let them go into a woods on a hot dry day and examine the earth. There is as much difference between the soil under trees and on a barren hill-top as there is in the temperature of a well and on an open plain. The humidity of a forest is due to the discharge of moisture through the leaves of the trees. It is this peculiarity which keeps a stream strong and full where it flows for a long distance through woods; not only do the trees shade the stream from the rays of the sun and prevent evaporation, but they keep its banks moist and soft, and instead of drinking up the stream frequently contribute to its waters.

Instances are numerous both in this country and in foreign lands where navigable streams have been rendered almost useless by the cutting away of timber along their banks. The Elbe I am told has lost eighteen per cent of its flow since the timber along its banks was destroyed and its waters exposed to the hot sun and wind. The island of Santa Cruz in the West Indies once the garden spot of the world, is now almost a desert in consequence of cutting away its forests. In our own country the loss of timber is just beginning to be felt. The Connecticut I am told is becoming unnavigable from the loss of its forests, and the waters of the Kennebec and Merrimac have shrunk away one-fourth in the last thirty years. The volume of water in the Potomac is only three-fourths of what it used to be and the Hudson has declined a sixth. When the Adirondack forests are gone the Hudson will become unnavigable. The deforestation of Ohio has caused frightful periodical floods there. The rains fall on the barren hills, once covered with beautiful forests, and finding no obstacles, the waters gather and rush down into the valleys, where gathering strength, they roll along until the streams overflow the banks and sweep barns and houses away that have stood for half a century, undisturbed on their foundations. The people wonder what has got wrong with their climate, and do not dream the change is all the work of their own hands, in stripping the hills of their natural protection—a good forest. "Did you ever see a treeless land?" asks Drake, in his admirable work on forestry. "If not go to Persia, Asia Minor, Syria or the old Roman empire, and portions of Italy." All these regions were once heavily timbered and highly productive, are now horrible deserts, seamed with ravines and gullies, piled with ridges of sand and utterly incapable of producing anything, not even the woods that once protected them. Beautiful Lebanon, made famous by our Saviour is a waste of naked rocks and barren sands. From Mount Labanon once came the timber that built a beautiful city and supplied the surrounding country, but the cedars of Labanon have long since disappeared and with them the population. And now comes the startling question: Can man exist without forests? I think not. Trees have been an essential to civilization and the existence of man from the beginning of the world down to the present time, and wherever forests have entirely disappeared man too has disappeared with them. Now you are beginning to wake up to the importance of foresty as you never did before. Yes, it is time that not only your wealth, comfort and happiness in this world depends on timber but your very existence itself. Let us plant something right away, say the alarmed. Do not be uneasy as we are not yet very bad off for timber in the United States, but some day we may become so. That we have shamefully and wantonly destroyed our forests no right-thinking man will deny. We cannot undo the past, but we may look out for the future and provide for it if we set to work with diligence and care. What should be done First—Let every man plant trees. Second—Let every man refrain as far as possible from cutting down a tree he cannot reproduce in his lifetime or the lifetime of his children. It is the worst kind of vandalism to destroy beautiful trees. The wanton murder of a beautiful tree is little short in atrocity to human murder itself, and should be punished by law the same as one would punish the murder of an innocent child. Bah! what rot you are giving us, cry the unsentimental, but I can't help it if they think so, for I love the beautiful trees, and will always be their friend and protector in so far as I can. It will take forty generations to undo in this country the harm already done by destroying our forests, but it can be done and we should begin at once. As some of the measures for the restoration of forestry, I would say let farmers plant lines of trees around their farms. It will form a beautiful object to the eye, and not lose much land by shading it too much. Then let farmers plant hedges around their fields and avoid the cutting down of timber for fences and rails. Division fences between farms should always be made of trees or hedges. Herd laws should be passed everywhere, and the millions of dead capital now in fences utilized. Overseers of roads should be made to plant trees along all the highways, at the public expense. Railways should be made to plant trees along the whole line of their track, and be compelled to protect them from fires. States should make liberal appropriations for forestry, and encourage in every way the replanting of trees. If I had my way I would give to the family planting the greatest number of trees within a year $500 in a crisp new state draft; $400 to the family planting the next greatest number, $300 to the next, $200 to the next, $100 to the next, and so on down to $25. It would only make in all for this purpose the astonishingly small appropriation of $1,175, and this every state and territory could afford to give to encourage its people to plant. Nebraska has an admirable law on the subject of forestry exempting those who plant the greatest number of trees from taxation. Let it also have passed at its next session of the legislature a law giving the above rewards in addition to exemption from taxation.

I said awhile ago that trees were essential to civilization, and the existence of man, and I intended to prove it, but was switched off to the consideration of replanting. Says March: "The destruction of trees has not only been the chief cause of the barrenness of a country, but man cannot live in a country where trees do not exist." Nature seems to have designed, observes Burke, "that human life and trees should be associated together." Look at the country around the Mediterranean sea, once so populous and rich, and compare the descriptions of it by ancient writers with the descriptions of writers of to-day. Says Marsh, speaking of it: "Once the most populous country in the world, its forests have disappeared from the mountain spurs and ridges; the vegetable earth accumulated beneath the trees by the decay of leaves and fallen trunks; the soil of Alpine pastures which skirted and indented the woods and the mould of the uplands are washed away; the meadows, once fertilized by irrigation, are waste and unproductive because the sisterns and reservoirs that supplied the ancient canals are broken, or the springs that fed them dried up; rivers, once famous in story and song, have shrunk to the humble brooklets; the willows that ornamented and protected the banks of the lesser water courses are gone and the rivulets have ceased to exist as perennial currents because the little water that finds its way into their old channels is evaporated by draughts of summer or absorbed by the parched earth before it reaches the low lands; the beds of brooks have widened into broad expanses of sand and gravel, over which, in the hot season, we pass dry shod; in the winter sealike torrents thunder down, the entrance of the navigable streams are obstructed by sand bars, and harbors once marts of an extensive commerce are shoaled by deposits of the rivers at whose mouth they lie."

This is a horrible picture of a once beautiful and fertile country rendered barren and uninhabitable by the destruction of its forests, and we can study it with advantage to ourselves.

But if we admit that trees are an essential to human life, how much more are they an essential to civilization and human comfort? Man cannot advance in improvement beyond the rudest form of pastoral life without the aid of timber even in this age of iron, steel and coal we can hardly estimate our dependence upon wood. The pen we write with is held by a wooden holder; the chair we sit upon is made of wood; the floor beneath our feet is of wood, and the building in which we "live (except possibly the walls) is of wood." This material enters into every want of our lives, and contributes daily and hourly to our convenience. It is amazing when we investigate it to find out how much we are dependent on trees for our comforts, and yet we go on destroying them as if they were of no consequence to our lives whatever. In some of the older states the destruction is well nigh complete, but in others it has just begun. Bald mountains, unsightly and barren hills, are common in New York, Pennsylvania, Ohio, and further east, but in Michigan, Wisconsin, Minnesota, Montana, Washington, and even California, magnificent forests still exist that are well worth preserving, for our rapidly increasing millions of population. Congress will not do anything but talk and the states and territories should at once demand of congress the ownership, care and control of all public lands within their borders on which timber is growing. Germany and France control their forests with sturdy laws, but that is not practicable here where almost every man considers it his legitimate right to steal timber from the government whenever he can. The states and territories in which it is growing are the best custodians of such timber as we have left. They might be aided by the war department giving orders to all officers of the army to act as marshals and arrest and turn over to the civil authorities timber thieves wherever found. No better evidence of the utter incapacity of the general government to manage our timber interests is wanting than its own figures. In 1881 $891,888 worth of timber was stolen and only $41,680 received for it. In 1882 $2,044,258 worth of timber was stolen and only $77,365 was recovered. In 1883, $8,144,658 worth of timber was stolen and only $27,741 recovered. In 1884 $7,289,854 worth of timber was reported stolen, and only $52,108 recovered. In 1885, $2,862,530 worth of timber was stolen and only $49,451 recovered for it. In 1886, $9,339,670 worth of timber was stolen, and only $101,086 recovered for it. In 1877, $6,146,935 worth of timber was stolen, and only $128,642 recovered for it. The total amount of timber stolen from the public lands during the past seven years has been $36,719,035 worth, and the total amount recovered by the general government from the thieves was $487,073, not worth mentioning. The government now annually appropriates $75,000 for the care of the public timber, and appoints and pays twenty-six agents to take care of it, but each year more and more is stolen. Could any better evidence be wanting that the above figures, (which are the government's own) that the general government is either unable or incapable of protecting the timber on the public lands. One thing is certain, and that is that something has got to be done speedily or we will not have any forests left. The old system will not do, and whether the states and territories would protect it or not if turned over to them, I do not know, but the experiment might be worth trying, especially in Washington territory, where the great red fir forests still exist.

There are several forestry bills before congress, not one of which will pass, and not one of which, if passed, would protect our forests. Senator Sherman wants to make the chief of engineers, chief signal officer of the army and chief of ordnance a forestry commission to protect our forests. What do they know about forestry, and how would they protect them? Does he suppose they would come out and do it themselves? They have too good a thing of it in Washington to do that. They might, and probably would send out a party of their friends to hunt and fish along the rivers with all their expenses paid, and to make up an annual report at the end of the year of the amount spent, and ask for a liberal appropriation to continue the hunting and fishing the next year. That is about all the good Senator Sherman's forestry bill if passed will do. But I am making this article too long and must draw it to a close.

It is not tree planting so much that will give us additional rain fall in the arid regions as it is the saving and distribution of the waters over the lands. I see we are to have government irrigration, or rather the establishment of reservoirs to save waters for irrigation. No doubt the engineers will work to build reservoirs and dam the rivers, forgetting that there are hundreds of natural reservoirs along every river into which only water needs to be put. These reservoirs are amphitheatres in the hills, capable of holding billions of gallons of water They lie high among the hills, overlooking the surrounding country, and all they need are large ditches from the rivers to fill them. These natural reservoirs, not made by hands, but made by Him who made the universe, have been natural lakes in the far distant past, from which the waters have evaporated ages ago, and they have been waiting all this time to be filled again by artificial processes. Every man who is at all familiar with the west has seen them time and again, and wondered, no doubt, what they were for. They exist everywhere, and when filled from the streams will not only irrigate the surrounding country and render it beautiful and fertile, but the evaporation from their surfaces will fill the dry air with humidity and produce abundant rains. These natural basins or reservoirs are frequently five or six miles in diameter and when full will be hundreds of feet deep at the center. In them all kinds of fish can be raised and an additional valuable and healthy article of food be given the country as well as an article of commerce. They are so immense in extent that they could only be filled in the spring during the high water time, and it will take all the water in most of the streams to cover evaporation from them during the summer so great are their surfaces. It is the Yellowstone that causes the Missouri to overflow, and it is the vast volume of water from the Missouri rushing down into the great Mississippi that causes it to overflow and destroy the levees and crops of the cotton states. But the waters of the Yellowstone, Plattes, Big Horn and Missouri when high can all be poured into vast natural basins, and there is an end to your broken levees, Missisippi floods and annual loss of millions of property. The place to regulate the flow of a river is at its source, and not at its mouth. All floods in the Missouri can be poured into the hills and natural basins, and the end of floods in the Missouri will be to a certainty the end of floods along the Mississippi. There is not much more water at ordinary times in the Yellowstone, Big Horn and Missouri than will keep up the basin, and irrigate the lands adjacent to them. There is not enough of water in the Plattes and their tributries to irrigate the lands along them, and furnish storage water for their basins. Along every western river there are numerous ravines with large heads and small mouths. These mouths are generally rock bound, and so small the water gathered from the adjacent hills in the rainy season can with difficulty escape to the rivers below. All these ravines extending for miles back into the country, and in places from one to two miles wide should be closed at their mouths with solid masonary and filled at high water by lateral ditches constructed from the rivers to their heads or sides. Yes, it will cost money, and the eastern congressman will naturally object to it because it is money for the west. These men have been accustomed so long to taking money from the public treasury to improve rivers up which a ship nevers sails, and to dredging out worthless harbors into which no vessel ever comes to port, that they will cry out loudly against the west having any money to expend, but let the west stand firm, for the time has come when the west must wake up and improve itself, and I have so much faith in the storage of water and building of large canals on high lands, into which the river can be turned to irrigate the arid lands below that if I was a western congressman I would not vote one dollar for the improvement of eastern and southern harbors and rivers unless the bill contained a liberal appropriation for water storage and irrigating canals for the west. Suppose it failed to have the desired results and that the building of reservoirs and canals for the west was entirely useless, it would be no worse than dredging out rivers up which boats cannot navigate, or improving worthless harbors, and that is done every year. Come, now, let us have a fair deal, and let the west wake up to its interests and stand for its rights. When the waters in the rivers are properly distributed we will have plenty of rains and no more hot winds to dry and shrivel up the crops of the hard working farmers of western Kansas and Nebraska. I have lately written a book, which has been published by Harper Brothers, of New York, to show how much can be done for the climate of a country by planting trees but the storage of water in reservoirs and the distribution of the rivers on the lands will do more for the west than all the tree planting in the world, and for one I am in for it. Let us have $5,000,000 at the next session of congress with which to begin the work and if Mr. Edmunds or any other nice old senator from the east faints at the mention of so large a sum for the improvement of the west let Senators Manderson and Paddock fan him awake and and get him used to it as soon as possible, for it is bound to come sooner or later, and the sooner the better.

"Westward the Star of Empire takes its way, etc.

JAMES S. BRISBIN.

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no better goods made.

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$2.50 For Mens' Calf Shoe in Button, Lace and Congress; "good dress shoe."

$3.00 For Mens' Calf Seamless, all styles, better than any advertised "so-called $3.00 shoe.

$4.00 In this priced shoe we have all styles and with the same stock as in our $5.00 Hand Sewed Shoe.

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Good fitters and excelent wearers.

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THE MARTHA WASHINGTON SHOE.

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ROBERT UTTER, Hastings, Nebraska.

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