QUICKENING DEMAND EVERYWHERE NOTED

Surplus Money Seeking Investment for Accommodation of Home Builders and Homeseekers Where it Will Yield Best Returns.

Inquiry among the leading real estate dealers of Omaha discloses a truly surprising and remarkable state of optimism among them as to the immediate future. It is the general sentiment of dealers that there has been a gradual and considerable quickening of trade in Omaha during the past year. notably so since the opening of spring. Just now most of them are busier than they have been in years.

The concensus of expert opinion is that Omaha is growing materially in population, which fact is evidenced by the active demand for residence properties, both for purchase and rental. The demand is making Omaha property good dividend-paying property, and as money has accumulated in the hands of the people during the reaction from the late depression, interest rates have gone down. Those with capital are discovering that good tenement property yields better returns than almost any other investment in sight. There has been no general recovery from the depression in property values. Omaha property is lower, it is seserted, than it has ever been before since Omaha became a city, and lower than it is ever in reason likely to be again. It has touched bedrock and any future change must be an advance. These conditions have begun to make themselves distinctly felt. The confidence existing among those who are best qualified to judge of the healthfulness of local conditions is really surprising.

How far this sentiment prevails may be judged from the optimistic expressions quoted here:

A. P. Tukey-I have been in business in Omaha nearly twenty years, and I never sold half as many homes in the same time as I've sold since March 1 last. I have in that time sold fifty-seven houses and lots to as many someseekers. The indications are that there will be more homes bought in Omaha in the next year or two by men of moderate means than ever before. There is no question that absolute home-owners make better citizens and better cities.

R. C. Peters-Trade is better this spring than it has been and the prospects look very good-considerable more call and quite a number of sales.

Homes Are What is Wanted.

John S. Knox of Payne-Knox Co .- Our experience is that there has been a steady improvement in the demand for smaller im proved residence properties and medium priced, well located vacant lots. It began with the opening of spring and has held up steadily. Our sales have been in lowerpriced homes, ranging from \$1,000 to \$4,000

for improved properties.

William G. Shriver of Wyman, Shriver & Co.-We find the trade very good at present. There is lots of inquiry, especially for certain classes of real estate. We have made many sales lately, and I look for the activity to sustain a steady increase.

George N. Hicks-There is a fair demand for first-class residence property, low-priced cottages and inside trackage property. There is also an active movement in farm property. Increased immigration and the general prosperity of Nebraska farmers is leading to an upward movement in farm land prices.

G. S. Benawa-Current sales with us are not as numerous as a year ago for the reason that the cheap property thrown on the market by the depression has been sold and prices are more stable. One reason for the latter is that the city is growing rapidly. The demand for tenement property is fully as great as in the spring of 1898, when the exposition was in prospect. The outlook

D. V. Sholes of the Potter-Sholes Co.-We have more actual bona fide cash buyers the boom. Prices are good now for buyers.

A. F. Connett-There is considerable inquiry for homes and for investment business properties. Sales are chiefly for homes and for cash. The rental demand is so great that a great many more small houses could be very well rented, and if people would improve their vacant property it would bring very good returns.

W. H. Green-Trade is looking up. I think real estate in Omaha will never be bought again as cheaply as it can be bought now. W. H. Gates-There is a good, steady movement in realty. Property is being bought both for actual use and investment. Rents are in good shape and property cheaper than it has been for years. There encouraged for Omaha and the west. are three conditions very favorable for the investor-values of property are very low, interest on money is low and rents are in good shape with good demand for houses.

Best in a Dozen Years.

George P. Bemis-There is at present more inquiry and a much better feeling than has been experienced for the last twelve years, and the prospect is that from now on we will have a good, healthy market and a steady advance in prices, so that when the fuse is fully lighted there is no doubt in my mind that people will be again tumbling over each other as they were during the boom times in the '80's as if afraid that not a lot or acre would be left for them.

Henry B. Payne-Trade just now is pretty to be made out of Omaha property. brisk. There is more inquiry for sale properties now than at any time during the past three years and a good many modestpriced homes have already changed hands this spring. I find that a good many customers are ready to pay cash, or at least good-sized payments down, which is evidence that there is more money in the hands of the middle classes than for years past, but the main reasons for the good demand for residence properties are the advancing prices and the fact that decent rental properties are almost impossible to get.

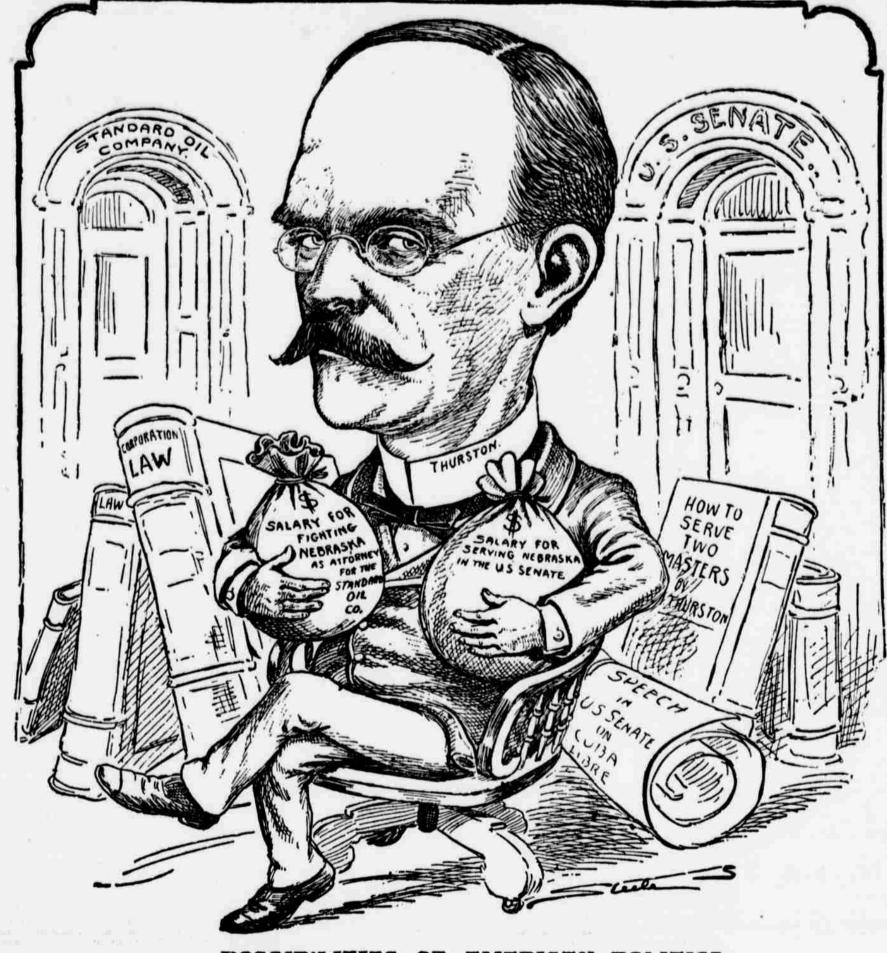
B. R. Ball-I have had better success during the past few months than ever before. Inquiries for property are more numerous, and I find that people who have held property for sale for years with no prospect of securing purchasers have stiffened the prices thereon of late.

P. W. Bierbower-There has been a great improvement noted during the last thirty days, and inquiries for purchasable property have redoubled within the past three weeks. There will be no boom, but inside of the year the man established in the real estate busiing. There is a surprising lot of building can lose no money. No better investment for isn't cheap it will be hung in the air, for this roday I rode out to House, and it is cheap, you can sell it, If it money can be made in Omaha than the ingests what Homis calls a like it is what Homis calls. Today I rode out to Hanscom park, north provement of inside vacant property. to Walnut Hill and into town again through that north section, and I was surprised to houses in process of construction or with

foundations laid. Colonel S. A. Broadwell-There are many inquiries for property, both for homes and at once. investment. There is no boom, and there will be none-simply a legitimate movement in real estate, owing, no doubt, to the general prosperity of the country and the improved conditions of business, the recovery from the long depression and advanced rents. I am satisfied the advance will continue, as property in Omaha today is entirely too low and the eastern parties who obtained holdings under foreclosure have elther disposed of them or are advancing

ACTIVITY IN OMAHA REALTY Real Estate Men Generally Declare That Parter Days Are Hyre. Parter Days Are Hyre.

DENVER, COLORADO, FRIDAY, FEBRUARY 9, 1900.



POSSIBILITIES OF AMERICAN POLITICS.

Dear Children, this is a Great and Good man. So great that the State of Nebraska sends him to represent it in the Senate of the United States. So Good that he can lay aside all Prejudice and, while serving Nebraska, can, at the same time defend the Great Stand ard Off Trust in the Law Suit which Nebraska is urging against the Trust. Isn't he a Good Thing?—Reproduced from the Denver Post.

Nicoll should make your Spring Garments.

Nicoll's to-order garments -cost little more than ready-made-give comfort and fitting in every particular-made as you direct -from latest style fabrics -and the choice is large.



Nicoll's cash methods, wide assortment and extensive business, have placed moderate priced tailoring foremost in the clothing world.

Nicoll knows the small profit, and large trade secret!

SUITS—as you order them, at \$20. \$25, \$28, \$30, \$35.

TROUSERS-\$5, \$6, \$7,\$8-mark the pace we mean to go in giving you a good reason for preferring us.

There's no suffing out what you don't like here! It's a question which you like best; so with the tailoring of them.

We want you to place your order for Spring Garments here. Polite salesmen will aid you in choosing, but won't urge you to buy-that's not our way.



209-211 S. 13th Street.

cash in the last ten days \$22,000 worth of to be good. There is quite a demand for may depreciate.

The property, mostly for homes, and are making small as well as large homes and sales are J. W. Robbins & Co.—

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We consider the outdoor in may depreciate.

J. W. Robbins & Co.—

We consider the outdoor in may depreciate. more sales now than at any season since being made every day. This we consider We find a much better demand for imupward in the heart of the city is another years. We have sold two nice residences good indication. Many more sales would recently for the occupancy of purchasers have been made, but the owners are holding

for pretty stiff prices. John N. Frenzer-There has been quite an mprovement in real estate trade. It commenced a year ago last January and has gradually grown better. This spring business has been very good. A great many parties are looking around for homes and small business places. Quite a number are buying for investment, as money is plentiful and interest rates low. I feel very much

W. H. Thomas-The demand for real esgreatest activity appears to be in trackage property for wholesale purposes and in resivalues are good, money is plentiful and interest rates are low. The prospect for the conditions. future is encouraging.

G. B. Lasbury of Wright & Lasbury-1

is now known in Omaha. People who invest you have something to sell in the way of a

Chris Boyer-I have been in the real estate business in Omaha for the last seven years Omaha. I haven't a vacant house on my note along the way no less than twenty-five and I believe there is more activity this spring than at any time during my experience. I haven't a vacant house on my list. When one is vacant it can be rented

B. Denney-Real estate affairs are decidedly satisfactory all along the line.

Makes Money for Owners. Colonel S. S. Curtis-Omaha real estate has made nearly as much money for Omaha people as everything else put together. I have quit making predictions with a time have quit making predictions with a time during my limit, but Nebraska is going to have double her present population probably before she doubles her present age, and Omaha will double before the state. With the doubling of population real estate values will have quadrupled. All of it will not multiply, because business and residence centers change, and the content of the ladder?"

In the disposed of them or are advancing of population real estate values will have quadrupled. All of it will not multiply, because business and residence centers change, and omaha will have quit making predictions with a time greater returns than at any time during my experience. Small residences for rental properties are in better demand than ever before in Omaha.

Byron H. Hastings of Byron-Reed Co.—We are having more inquiry for houses and lots than at any time in the last five years.

Every day we have inquiries from people "Yes."

"Yes."

Now. in America we have ladders that to held 'em. So, you see, in this instance we divide your cost of labor exactly by two."

Every day we have inquiries from people.

"Yes."

"Yes

than we've had for years. We have sold for Co.-We consider the outlook for real estate and while there is a general advance, some

to be a very good indication. A growing proved property, especially residence property. demand for property ranging from \$50,000 erty, within the last week than for several There is an unusual demand for modern well located houses at from \$25 to \$40 rental Such houses are very scarce for rental. The tone of real estate is much better than for years and demand for good properties a reasonable prices is increasing. Parties with surplus capital do not fully appreciate their opportunities, for delay brings increased

Ernest Sweet-I have been in the business in Omaha for about a year. There is more activity in certain classes of real estate now than at any time during the year. Idle money can find good investment in small tate appears to be increasing slightly. The residence properties. Small houses are in good demand. The trend of preference seems to be for the north part of the city. dence property. No fancy prices are paid, high prices for building material has been but I note a gradual advance in values. The detrimental to sale of vacant lots, but this demand for houses is very active, rental will be overcome when people have become more accustomed to present prices and

regard the real estate market here as being

W. R. Homan-Houses are all rented in list. Rents are better than they were dur-

and I think the prospect is rather encourag-J. H. Johnson-I have been engaged in the real estate business in Omaha about twelve years and my opinion is that greater opportunities are offered for limited means to purchase homes at values that will bring greater returns than at any time during my

ing the exposition and there is quite a de

mand for residence properties, especially

of the cheaper variety, for purchase. The

demand is better than it has been for years

living in Iowa or out in this state for nomes in Omaha. The most of these people are retired farmers, who wish to come to Omaha to live on account of the good schools.

CONNUBIALITIES.

A former Ohio girl has just been awarded verdict for \$50.000 against a rich mine wner in Colorado for breach of promise

E. Parmice Prentice, whose engagement to Miss Rockefeller has just been an-nounced, will one day inherit from his father one of the best collections of rare A Long Island woman has left her hus

band because after twelve years of assidu-ous table talk and curtain lecturing she was unable to convert him to her views upon woman's rights and religion.

As a contribution to the discussion of higher education for women the testimony of Miss Caroline Hazard, the new president of Wellesley college, is important. She says more Wellesley girl graduates than Harvard boys, proportionately, have married

A short time ago Miss Leefe Shurban obtained a \$10,000 verdict at Shelbyville, Iil. against Samuel Lorton for breach of promise. Later she commenced a \$10,000 libel suit against him in the Danville courts. This was followed up by the institution of a \$20,000 damage suit against him. Last week everything was happily settled by the marriage of the parties.

B. Lasbury of Wright & Lasbury—

In this town. Prices are more favorable for buyers than ever before, and more favorable for buyers than they are ever likely to be again. Every-body seems to feel that there is something to be made out of Omaha property.

F. D. Wead—I have had a better business the first three months of 1899.

F. D. Wead—I have had a better business in Omaha, and my experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as experience is that there was never so good as time to buy as now. I took a ride all over of interest, I see no reason why the market was for present prices.

O. C. Olsen—During the last month I have sold more property than in any one month before. The fact that the demand for present prices.

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O. C. Olsen—During the last month I have sold more property comes mostly from people desiring to buy for their own uses and not for specular ton indicates

Why Americans Win.

Electrical Review: One of the many reasons why American manufacturers are so successfully competing in foreign mar-kets is to be found in the following episode. kets is to be found in the following episode, which occurred recently: An American manufacturer of steam specialities was visiting an English firm which made similar goods. A certain article which both firms made was under discussion.

"What is your price on this thing?" asked the American.

"Well, in your money, about \$19," replied the Englishman. "What does it cost you?

"I'll deliver at your door all you want at 3 apiece," said the Americau.
"How in the world do you do it?"
"Well. I'll illustrate," answered the American, "Look out of that window and icross the street. See that man painting a lign?"

He's on a ladder, isn't he?

Triumphant

THOUSANDS of yards of carpets to be closed out under price.

A turn over that benefits you in price and us in quantity,

The heavy grade of axminster carpets, in choice line of patterns at 85c a yard. These are 35c yard under regular prices.

Brussels carpet, extra quality, 9 wire, 75c yard. These are 20c yard under price.

Extra heavy all wool 2-ply carpets 65c yd. These are 15c a yard under price.

All wool ingrain carpet, 50c a yard. These are 20c a yard under price.

Union 2-ply carpet 35c a yard. These are

15c a yard under price. Best quality body brussels carpet \$1 per yd.

These are 35c a yard under price. Monday must be the banner day in our carpet department. See for yourself.

Monday Matting Market.

We have opened a special matting department on our 2d floor, where we can show you the goods in the rolls. No such matting display has been made in Omaha. Matting begins at 121c for common cargo matting and advances to 18c for heavy, smoothmixed Japanese bungo straw. 25c for fancy weaves and cotton warps to 40c and 45c for the very heavy and fine full straw Chinese matting. Matting, the very best wearing weaves to be had.

ORCHARD & WILHELM CARPET CO.,

1414-1416-1418 Douglas Street.