

CONDEMS BOWERSOCK BILL

Nebraska Real Estate Convention De-
nounces Measures in Strong Resolution.

TORRENS LANDS SYSTEM IS INDORSED
Opposition Declared Against Pro-
posed Compromise on Irrigation
—Tentative System Under
the Ban.

FREMONT, Neb., Feb. 12.—(Special)—L. D. Richards presided at the first men's convention this morning. The first number on the program was an address by W. R. Moller of Loup City on "Farm Lands and Agents." It was a general discussion of the entire subject of methods of bringing purchaser and seller together, contracts for sales of real estate, and was of great practical value. The necessity of a contract fixing the powers of the agent and the rates of commission to be paid were considered. In the opinion of the speaker a contract was a necessity for the protection of the agent and in his experience the difficulty was to procure the signature of the owner to it and then of holding the owner to its terms.

The rights of the agent at present were not protected. It was necessary that there be an agreement among real estate men in regard to such contracts and they work in harmony along those lines. He thought legislation was needed to define and protect the rights of both owner and agent.

The subject was generally discussed by the members of the convention. The general opinion seemed to be that written contracts listing the property with the agent and terms of sale and price and sale were the best for all concerned.

Mr. Moller discussed Nebraska, both as a farming and a grazing state, saying:

To a great majority of this audience Nebraska is a farming state, simply because the local community in which you reside is one of agriculture. Most of the hope of prosperity to the farmer depends on the results of his toil in the raising of crops; but we should remember that there are also a large number of ranches, therefore it is but fair to say, that grazing divides honors with agriculture.

In the eastern portion of the state some of my hearers that the feeders of the state each year scour the western edge of this grazing part of the country for cattle, alfalfa and hay. We, of our portion of the state, however, do not claim to have a monopoly in this respect. We are, however, far from the eastern portion, but are willing to concede that the further east or west the larger the area of cultivated farms the more its valuation increases, as some of the greatest factors which tend to make a valuable farm is its proximity to market. This factor of proximity makes it more desirable as a home to a greater number of people. Some of you may think that I am wrong in mentioning rainfall as one of these reasons?

From my observation I do not think the difference in the rainfall over this farm land and out state is as great as some of you are led to believe. The station of the United States Department of Agriculture at North Platte, Neb., says City to be 28.67 inches for 1901, and 30.67 inches for 1902, which I think compares favorably with the rainfall on the eastern portion of the state.

Farm Valuations May Change.

It is within the range of possibility that the present ideas of farm valuation may make a radical change in the next ten years, and I am of the opinion that the lands of the central and western states as the most valuable in the near future will be the valley lands of the central and western part of the state, while the prairie grass lands, great stock food, alfalfa, and I would advise any stockman in the state of Nebraska to buy a tract of land suitable for the purposes at the earliest possible opportunity.

Personally my idea for a farm is not what would be level tract on which every foot can be cultivated, but a body where there is sufficient land suitable for cultivation, and then a sufficient amount of land adjoining for pasture, but some of you ask the question, why not have it all nice smooth land? Well tell me, when it is impossible to withstand the temptation very long not to break it out and farm it, and when you do you grow a crop of wheat turning out forty bushels on an adjoining tract; therefore, if the pasture is right you will have a good crop, and the winter will be both mind and body, and the easier will it be to continue to adverse cattle, that anchor of hope in adverse circumstances.

Patterson on Land Transfers.

Mr. Patterson of North Platte then read a paper by W. L. Hand of Kearney on the "Land Transfer Commission on the Torrens System of Land Transfers." It briefly outlined the bill, which will be presented by the commission and which will be presented at the next session of the legislature.

It provides that a certificate showing the title according to the transfers of record may be filed and be conclusive evidence of the title at that time. An abstract only of the certificate to be recorded and on the opposite page a complete list of all mortgage or other liens against the property. Subsequent transfers to be made by an assignment of the certificate. The bill further provides for an inheritance tax of one-half of 1 per cent on all property conveyed by will or inherited under the laws of descent and distribution.

Vogue in Parts of Europe.

Certification of titles was nothing new in some parts of Germany and in Austria it had been in force for more than a hundred years and had given perfect satisfaction to all parties. It had met with strong opposition in England from the time it was first introduced, principally from lawyers, as it deprived them of good-sized fees for the examination of titles.

The history of the system in the United States was also outlined from its adoption at the option of the parties in Illinois in 1865 to the present time.

Representative Banks of Nebraska City, who introduced the bill for the appointment of the commission, spoke briefly urging many reasons for the adoption of the registry system of transferring land among which were its cheapness after the lands have once been registered and its simplicity.

About 100 members of the Real Estate exchange of Omaha arrived over the Union

Pacific, to remain until the close of the session.

McCague Speaks on Just Taxation.

This afternoon John L. McCague of Omaha spoke on "Just and Equal Taxation." His address was carefully prepared and he presented some figures on the inequalities of the taxes paid by corporations and land owners that surprised his hearers. Taxation he defined as a contribution of the people, by the people and for the people according to their means for the public as a benefit and not a "necessary evil," as it is often considered.

The railroads and other franchised corporations in some instances were paying on one-fourth or less of their valuation and the landowner having no tangible property had to make up the deficiency.

Railroads in Nebraska paid taxes on an average of only \$26,000,000, while their actual valuation was over \$250,000,000. As shown by its bonds and stock the valuation of the Union Pacific in Nebraska was at least \$78,000 per mile and it is assessed at only \$5,800. Other railroads show similar conditions.

He referred briefly to the inequalities in taxation in Douglas county. These inequalities in taxation were caused by the law permitting bonded indebtedness and other indebtedness to be deducted from the capital stock. The constitution required all property to be assessed at its fair valuation and the law should require it to be done.

He was followed by J. F. Hanson of Fremont, who spoke on the same topic. The issue, he said, was between reality and personal property, and the latter was never found by the assessor, the result, especially in the country, was that the assessors' question of reality and franchised corporations taxation did not interest the people of the smaller towns as in metropolitan cities.

The taxation laws of New York were referred to and highly commended.

Mr. Hanson thought the appraisement of the railroads in the country would compare favorably with that of farm land, though at terminal points they got off too easily.

Election of Officers.

The election of officers then took place, resulting as follows: President, James C. Lincoln; secretary, J. F. Hanson, Fremont; Vice-president, H. C. Smith, Falls City; Fred D. Wood, Omaha; Alonso Thompson Fullerton; A. D. Curtis, Geneva; Willis Caldwell, Broken Bow; J. A. Slater, Minden; J. G. Preston of Oxford, R. S. Rising of Ainsworth, W. M. Reynolds of Chadron, A. J. Leach of Oakdale and A. A. Druse of Friend, constitute the executive committee.

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STATE Y. M. C. A. CONVENTION

Many Prominent Members to Attend Annual Meeting at York.

The subject of irrigation was next considered. Mr. Maxwell of the National Irrigation association was the principal speaker. He was of the opinion that a systematic irrigation law was a necessity in order to avoid conflicting claims and to see that the water supply was conserved as much as possible. In order to do this accurate and careful surveys were necessary, and until that was done it would be impracticable to begin any great irrigation project.

Prof. C. E. Bessey of the State university was the speaker on the public lands of Western Nebraska. In his opinion there were thousands of acres not only not located so that they could be irrigated, but of such a nature of soil that irrigation would not do them much good. They were adapted only for grazing and if used for this purpose it was possible to pasture them so heavily as to destroy the grasses entirely. It had been thoroughly demonstrated that unless irrigated, crops could not be raised in the northwestern part of the state and that the lands adjacent to pasture, but some of you ask the question, why not have it all nice smooth land? Well tell me, when the natural grasses and it would require years for them to grow again.

The bulk of the western Nebraska lands, he considered, could be better used for grazing than anything else.

I. A. Port of North Platte thought something must be done to save the surface water which found its way into the Platte rivers. The South Platte, he said, had been a dry bed of sand for years and for the last few seasons much of the time the North Platte had been dry at his city. If Wyoming and the western part of the state used all the water and did not return any of it to the river bed, it was difficult to see where the water supply for irrigation was coming from.

Resolutions Adopted.

At the session this evening resolutions were adopted favoring the passage of more stringent laws for the protection of lands, encouraging building and loan associations, but condemning the routine plan; favoring a national irrigation law, but opposing the so-called compromise bill now before congress or any other bill that takes away the actual control of water by the state.

The Torrens land system was strongly endorsed and a strong resolution was adopted condemning the Bowersock bill for the leasing of the vacant public lands to the cattlemen as a detriment to the best interests of the state.

At the close of the session a banquet was held, after which there were short talks on immigration by J. R. Buchanan of the Elkhorn and J. C. Bonnell of the Rock Island system. H. L. Wilson of Lincoln gave an address on Nebraska's thirty-five years of development as a state. President James Conklin was toastmaster.

MURDER IN SECOND DEGREE

Jury Convicts John McCormick of Murder of Mrs. Maggie Lindsey.

NEBRASKA CITY, Feb. 13.—(Special Telegram)—The jury in the case of John McCormick, who has been on trial in the district court for two days, charged with the murder of Mrs. Maggie Lindsey, brought in a verdict of murder in the second degree after nine hours' deliberation. The defense will file a motion for a new trial. Sentence has not been pronounced.

Kearney to Demonstrate Its Needs.

KEARNEY, Neb., Feb. 13.—(Special Telegram)—The Morton Gregson Packing company, by its attorney, W. F. Moran, appeared in the district court this afternoon and asked for a temporary order restraining the local branch of the Amalgamated Meat Cutters' and Butchers' union, its officers or members from intimidating or interfering in any way with the employees of the packing house.

Judge Jensen granted the order and will give all parties a hearing next Monday. The packing house has been running this week nearly to its full capacity. Its manager claims that the strikers are using threats and intimidations to prevent employees from continuing their work, which is the reason for bringing the suit.

Nebraskan Hurt in Explosion.

TRENTON, Neb., Feb. 13.—(Special Telegram)—Snow began falling about 11:20 a.m. and has been falling the rest of the day. There is no wind. The snow is from the northeast. The temperature is above freezing.

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DESPERATE FIGHT FOR MONEY

FARMER RESISTS ROBBER UNTIL BEATEN INTO UNCONSCIOUSNESS.

THUGS ROUT GRAND ISLANDER FROM BED
Force Thomas R. Varah to Follow Them to Kitchen, Where He Tried to Defeat Them and is Brutally Clubbed.

GRAND ISLAND, Neb., Feb. 13.—(Special Telegram)—Thomas R. Varah, a prominent farmer residing five miles southeast of Doniphan, was assaulted and robbed of \$65 in his own home, between 9 and 10 last night. He was alone in the house with his children, the other members of the family, including his son-in-law, had gone to a dance a quarter of a mile distant.

Varah was awakened by a handkerchief over his mouth. He threatened to kill his son-in-law, but was informed by the robbers that his son-in-law was at the dance, showing that the robbers had been beaten.

They ordered him to get out of bed and go outside.

Varah had been at Hastings the day before and in a business transaction had secured over \$250 in cash. On the way down stairs he took the larger of the rolls of hills and tucked it under his drawers, leaving only \$5 in his trouser's pocket. Upon reaching the lower floor he was ordered to strike a light.

When he had done so, he made up his mind to fight for it. The robbers soon clubbed him into unconsciousness with the butt-end of a revolver, also slashing him in the shoulder and on the forearm with a knife. During the fight the table was knocked over and a large amount of milk spilled all over the floor. The robbers found the \$65 wallet, but did not secure the roll of \$185. The children ran to neighbors and gave the alarm, and search was made, but no clue was found.

Dr. Stone of Doniphan was called to attend the injured man, bringing him back to consciousness after two hours. It is expected that he will recover.

Both men were decently dressed and one wore corduroy trousers; both had white masks and one was especially tall. It is believed they are thugs who became cognizant at Hastings that Varah had secured quite a roll of money, and followed, located and robbed him the next night.

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ENTERTAINMENT FOR PIANO FUND.

SUPERIOR, Feb. 13.—(Special)—Arrangements have been completed for a piano fund to be held at this place February 27. Several prominent speakers have been engaged.

Entertainment for Piano Fund.

SUPERIOR, Feb. 13.—(Special)—An entertainment was given in the opera

house Wednesday night by the school children of Superior, by which over \$100 was cleared, to be used as a portion of the fund raised for purchasing a plane for the High school.

NEBRASKA SENIORS OBJECT

DISSENTION IS AROUSED OVER CHOICE OF ORATOR FOR JUNE COMMEMORATION.

(From a Staff Correspondent.) LINCOLN, Feb. 13.—(Special)—Dissension is reported in the senior class of the university because of the nomination of Ben T. Washington for orator at the June commencement. The name has been presented by a special committee chosen by the class. Tomorrow there is to be a mass meeting of the students, at which the debate will be discussed. Several weeks ago the committee sent out invitations to the commencement oration, first among them being Senator Beveridge. Next in order Grover Cleveland was asked and Booker T. Washington came eighth on the list. Chancellor Andrews said that he had heard of no dissatisfaction because of the committee's final selection.

(From a Staff Correspondent.) WASHINGTON, Feb. 13.—(Special)—WASHINGTON, storekeeper for the Chicago & Northwestern company, was examined before Justice Van Dalem Monday and Tuesday, charged with fraudulent endorsement of a check issued by the company to Calvin McReynolds. Williams was bound over to the March term of the circuit court in the sum of \$500 and is now at the county jail. Williams is a single man, has relatives at Groton or Doland and has served time at a reform school. It is said