#### THE OMAHA DAILY BEE: SUNDAY, JULY 13, 1902.

corroborate the statement, whether the the city? A .-- Yes, sir, statement was true or not? A .- No, I did

Q .- What was the amount he gave? A .---He said it petted \$5,000.

Q .-- Netted \$9,0007 A .--- Yes, sir. Q .-- And capitalized, what would that rep- that is about all. resent? What investment would that represent at 6 per cent? A .- I guess you can three years ago, I think.

figure that out. cent on \$150,000 would be \$9,000.

lars7 A .- Yes, str.

Q .- So that that would indicate that the \$95,000, does it not? A .- I thought they other incumbrances? A .- No, sir. had no cause of complaint. Q .- Isn't that a fact? Answer my ques- Yes, sir.

tion, please. A .- Well, I would consider it Q .- And it sold for how much? A .- I unworth more than that; yes, sir. Q .- You would consider it worth more

than \$95,0007 A .- At an investment on 6 the testimony of the manager down there, about two-thirds, perhaps. per cent; yes, sir.

investment now, is it not? A .- Yes, sir. Q .- So that anything that will pay, or an investment that pays 6 per cent and which missioner and under oath testified that shows a net return of \$9,000 is worth \$150,- that was the price at which it was sold? that county? A .- No, sir; I have not got 0007 A .- Why, the way you put your propesition I would have to say yes. I would appeared before the Board of Equalization not consider the property worth every cent and made a talk to them. in that shape because depreciation has to be taken into account in an investment of

taken off. When I assess property I am but did not listen to it. required to look for the depreciation on the original cost of the property.

account the earning capacity of this building at all? A .- Well, somewhat; yes, sir. Q .- Is it not a fact that you simply considered the cost of the lots and the actual cost of construction? A .- Well, I inquired sell it.

of the proprietor what the building cost before I placed a value on it, and I placed It \$10,000 higher than what he said it cont. Q .- Is not that the manner in which you have assessed all the realty in this city that you have not considered the earning capacity? A .- In many cases there was no earning capacity.

No. sir. Q .- But in all cases in which there was Q .- Why not? A .- Why, because it is an earning capacity, did you, or did you not situated in the best part of town for not, consider it? A .- That was one elehotel purposes. ment in fixing the value, the earning ca-Q .- Do you know whether it is being pacity. operated at a profit or at a loss? A .---

Q .- Why did you not apply it in this par-Well, only from general report. ticular cane? A .- Well, just as one element; yes, sir. Q .-- You did consider it? A .-- I knew

something of the rentals; I knew something about the bank rooms. Q .- Will you please tell the court why time.

Q .-- In other words, without making any there is such a striking disparity between the assessed valuation and that valuation particular inquiry, you simply substituted A .-- I do. upon which the property earns a dividend? your own judgment as to the values? A .--A .- I did not have full knowledge of the Well, I guess I had to rely entirely upon rental value of the property, but when I my judgment in assessing. placed the property at more than it actually Q .- And without having your judgment cost-higher for the ground by \$7,000, and based upon any particular consideration? A. higher for the building by \$10,000, than it actually cost two or three years ago. T bought the property for; I knew that they thought I had assessed that property pretty had expended some considerable money in fair.

repairs, improving the property; I know Q .- Is cost any criterion of actual value? they were then doing a successful business A .- Well, when people buy property for and all of those items went to make up less than my assessed value they always my judgment. insist that I fix the value at its cost. Q.-The situation of a building has a The Lindell hotel is assessed-I cannot give great deal to do with its value, hasn't it? the exact figures on that-but it is nearly \$100,000; that is, not counting the new A .- Yes, sir.

Q .- The fact that a building cost a cer-Q.—The fact that a building cost a cer-tain amount of money two or three years ago would be no test of its value today. ago would be no test of its value today. str; that has since been added. would it? A .- That is why I placed it higher than cost.

sarning \$9,000 net? A .- No, I did not know him.

A .- Yes, probably you might say so, but today? A .- No; I do not.

you say, from the attorney. Was that be-fore or after the appraisement? A -- After stance. the assessment before the Board of Equaligation this year. Inquiries about rentals; yes, sir. Q.-General inquiries? A.-On the ground floor, but I did not know the cost of running the elevator and the cost of the steam heating plant and anything of that kind. Q .--- Well, that was practically the same method that you applied to the ascertainment of realty values generally, wasn't it? A .- Well, the method I have explained to you, that I took into account several things; the market value of the property, the selling value of the property, the cost of construction and rental value-all of those things enter into the assessment of prop-Q .- Well, you did not consider the rental value in this case, did you? A .- I made some inquiries as I stated, as to the rental values of the first floor, but I did not know in that case anything about the cost of heating and elevator services which went into the expenses of the building.

Q .- That would be your judgment, would 11? A .--- Yes, sir. porated under the laws of Nebraska. Q .- Do you know of any property having Q .- So that is the dividing line, is it been sold there in vecent years? A .-- I -That is what the law says. know when the Lincoln botel was sold; Q .- That is your idea of what the law says? A .- No. sir: that is what the law Q .- When was that? A -- That is about says. You read the schedule; that is what present every taxpayer.

Q .- That was under what conditions? A. Q .-- I am asking you? A .-- Well, 6 per -- Well, the life insurance company which A .-- A whole lot of them do not read it. had it wanted to dispose of it and the Mar- (Excused.) Q .- One hundred and fifty thousand dol- kels bought it; I guess anybody could have fied as follows:

bought It at private sale. Q .-- I presume likely that is true. Was building and ground is worth far more than it subject to mortgage at that time, or nett, you are employed here in the audi-

Q .--- It was free and clear, was it? A .-

vestment was about \$200,000.

Q .- \$200,000? A .- Yes, sir.

Q .- Isn't it worth \$200,000 today, A .-

Q .- Only from general report? A .- Yes,

vestigations about those elements, did you?

A .- Well, I don't think that I did at that

year in the state? A .- No, sir. derstood \$85,000. Q .- About what percentage of them have Q .- Well, do you know? A .- Well, I have

the manager of the hotel, and he com-Q .- And in addition to that, have you Q .- Six per cent is a fair return on an plained to me of the value I placed upon it.

> that that he appeared before you as com-A .- Well, I heard in a way, yes, sir. A .- He did not testify under oath, but he it from Douglas.

Q .-- And you simply took his unsupported statement as to the truth of that fact, did aggregate assessment of the state outside a twelve-day limit for the return. These that character, and something must be you? A .- Yes, sir; I took it that way, of railroad property will be increased or are the same days selected by other trunk decreased for 1902?

Q .-- You do not know of your own personal knowledge what it sold for? A .--Q -As a matter of fact, did you take into I couldn't say that I do, but I made some his judgment and estimate. inquiries as to what they were willing to Mr. White-I make the further objection sell the property for, and that is my recollection at that time I thought it might be a good purchase and-1 was trying to basis.

Chief Justice Sullivan-This objection Q .- Do you know how much the property should be overruled. cost originally to construct, yourself? A .-A .- Well, judging from the returns al-Yes, sir; I know something about that.

ready made, and taking into consideration Q .- How much? A .- I think the total inreach between \$3,000,000 and \$5,000,000. Q .- Over last year? A .- Over last year:

Q .- I read it occasionally in my bedroom

George E. Bennett, being sworn, testi-

Examined by Mr. Harrington-Mr. Ben

tor's office? A .- Yes, sir.

erty as well, and that helps to make up the aggregate. Q .- That is a raise of about \$175,000 on

the aggregate railroad property in the Q .- You did not make any particular in- state? A .- Yes, sir.

(Excused.) rington: Q .-- You live in the city of Omaha?

Q .- For how long have you lived there? A .- I have lived there nearly thirty-nine has this to say of the condition of those YEATS. Q .- Are you somewhat familiar with the depots and terminal facilities of the transportation companies there? A .- I am.

Q .- You may describe in a general way from observation the extent and character of the improvements and terminal facilities of the railway compaines at that point. A .-- The terminals of the two principal sys-

tems in the city of Omaha begin practically within perhaps 500 yards of the Missouri river bridge and extend for nearly three miles along the banks of the river and in the castern part of the city up to the East Omaha bridge. Those terminals that are credited to the Burlington system begin

somewhat south of the bridge, perhaps 500 yards from the main track of the Union could it? A.-That is why I placed it igher than cost. Q.-You only added \$10,000 more than ac-Q.-You only added \$10,000 more than ac-Q.-You only added \$10,000 more than ac-R now that Mr. Hoover insists that I have Omahs; they extend to the stock yards and Omahs; they extend to the stock yards and

ual cost? A.-Yes, sir. Q.-Yet you knew that the building was assessed it at more than it actually cost packing houses at South Omaha. I speak Q .- Don't you know as a mater of fact the Burlington now. They include of course Q .--- Wasn't it your duty to learn that? that that property is well worth \$350,000 the depot grounds at Omaha, the passenger station on those grounds, the freight house

A.-Yes, probably you might say so, but my duties were so many I could not fulfil them all. Q.-You did get a statement of that kind, Q.-You did get a statement of that kind,

tal stock to the person who owns them? MAY START WAR IN RATES York Fare.

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Corn Crop.

Q .- Have the returns been received showing the aggregate assessments this New passenger rates and train schedules were announced by the local office of the Wabash yesterday under orders from the already been received? A .-- Received general offices in St. Louis which create more than ordinary interest, especially among the lines east of Chicago. ascertained from inquiry the assessed A sharp rats war becomes imminent by Q .- The testimony. Do you mean by valuation of Douglas county for this year? this action of the Wabash, for which no reason is given other than the road desired

Mr. Prout-Have you the returns from | to take the initiative in this direction. The round-trip rate of \$18 from 'Chicago to New York is the one which is expected

Mr. Harrington-Have you made an esti- to stir competing lines and precipitate a mate from what returns and information traffic conflict. The fare is to be in use on you now have as to whether or not the July 17 and 31 and August 7 and 14, with lines for their excursions to Atlantic City. Mr. Kelby-I object to that unless he This announcement is made suddenly and furnishes the elements on which he basis will greatly surprise castern competitors

of the Wabash. In connection with the Chicago-New that it is incompetent, irrelevant and im- York rate a fare of \$36.95 from Omaha to material, and not tending to establish any New York and return, good on the same days as the former rate, is announced by the Omaha office. This is likewise an ex-

clusive rate. The changes in its train service which the Wabash announces are these: St. the fact that Mr. Rosewater claims that Louis Express, leaving Omaha at 5:55 p. m., Douglas county will be raised \$3,000,000. 1 will bereafter arrive at St. Louis at 7 a. m., conclude that the raise in the assessed making a gain in time of forty minutes. valuation throughout the | state should The same train will leave Council Bluffs at 9:15, instead of 10 s. m., as heretofore. A new train has been put on from 'Maryville, yes, sir. Mind you, that that takes into Mo., to Brunswick, Mo., leaving the former consideration the raise in railroad prop- place at 7:30 a. m. and reaching Bruswick at 11:55 a. m., and returning, leaving Brunswick at 6:20 p. m., arriving at Maryville at 11:55 p. m.

Corn Booms in Kansas. A number of Missouri Pacific men were

around the local office yesterday. E. M. Edward Rosewater, being first sworn, Gannon, comercial agent at Atchison, is in testified as follows, examined by Mr. Har-the city on official business. Mr. Gannon, who is a very close observer of the orops and rated among his railroad friends as one of the best judges of good corn and wheat,

cereals in the Prairie state: "We will have the largest corn crop in many years. Corn is simply leaping and

bounding down in old Kansas. The prolonged wet season did not injure or retard its growth, but it helped to develop it, and now, with such weather as this, a perfect crop may be looked for. I really don't believe it will need any more rain to insure an abundant yield.

"As to wheat, I am sorry I can't say as much, but it is a fact that wheat has been hurt by the constant rains. Harvest is backward and much that has been cut is moulding or sprouting, and, of course, that is a loss in either case. But at any rate Kansas may have a very fair wheat crop,'

New Port on Gulf Const. The Rock Island road is considering the advisability of establishing a new port on the gulf coast. In view of this fact, it has of the sidetracks and terminal facilities of been said that the projected line which the Rock Island will build out of Fort Worth will not terminate at Galveston, as was originally expected. There is said to be

The report that the Rock Island had wor

its fight for the possession of the Wiggins

Ferry company has been practically con-

pended \$4,000,000 in winning this fight,

bringing the total cost for control of this

MERCER COMES NEXT WEEK

Manager Blackburn Says the Candi-

date Will Not Arrive Till

Thursday.

The company is said to have ex-

substantiate this statement.

property up to \$9,000,000.

# Wabaah Makes Big Out in Ohioago-New TO BE ABOVE CENSURE

in their madness.

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do their duty, no matter what that duty may be, and a penalty is

attached to every violation as certain as day and night. In civil law you may

evade punishment for a while, but with the laws of nature there can be no eva-

sion. If you spend a night in debauchery your headache next day will remind

you of it. Excesses in youth show their effects in manhood, and a continued

delay in quenching fire will cause the structure to be entirely destroyed. If a

man has mental or physical debility he needs treatment of the right kind

without delay, and in looking for it there can be no comparison between ex-

perianced specialists and the ordinary doctors. Where the local physician sees

one case of varicocele, I see and treat one hundred, so that when you hear physi-

clans ranting over their ethics, remember that there is more jealousy than ethics

cases of men for many ears and have been uniformly successful in our practice,

to which over ten thousand cured patients will gladly testify. The great se-

cret of our success has been that both rich and poor alike receive our very best

services. Our whole energy has been concentrated on our Specialties and not

scattered over the entire field of medicine and surgery. Each case receives

careful and thorough consideration and is treated on its merits. We first dis-

cover and remove the cause or root of the disease, and once this has been accom-

plished, we will quickly restore you to what nature intended- a healthy and happy

man, with physical, mental and sexual powers complete. If you are suffering from any of the above diseases or any derangement or weakness of the sensitive organs of the Pelvic system, we want you to care-

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DISCHARGES



Q .-- You are acquainted with the Lincoln hotel here, are you not? A .--- Yes, sir. Q .- What is its assessed value for this year? A .- About \$105,000; it cost \$55,000. Q .- How many lots are there? A .- Five corporation.

lots, twenty-five feet each. -Twenty-five feet each? A .- Yes, sir. Q .- Those lots are very valuable for their situation, are they not? A .- No, not Very.

Q .-- Not very? A .-- No, sir. Q .- What do you mean by that? A .--

city.

Well, they are in an undesirable part of the

Q .- They are in an undesirable part of

Q .- That is only your conclusion. Is it hals of the Union Pacific are very much not a fact that that property as it stands larger. They cover something like between property just as I find it; if it was a cor-

poration, then maybe the good will might come in under it. Q .-- You would tax it to a corporation. but to an individual you would not? A .-- I

would say that I can tax the capital stock. Q .- You are not authorized to assess the the trackage, sidetracks covering hundreds capital stock of a corporation, are you? A. of lots and a wast area of city property -Yes, sir. Q .- Are you not simply required to take

the capital stock into consideration in fixing the value? A .- Fixing the value of them through streets and alleys within the what?

is represented by the capital stock? A .-now?

Q .-- I am talking about capital stock. that center in Omaha that have no terminal Capital stock is assessed, and of course if facilities in the state of Nebraska and are they have real estate you have to deduct it. not known as occupying any lands within The question I am asking you is, you gen-erally tax capital as such in the hands of Pacific and pay for them a fixed charge per the owner, do you? A .- I tax it against the annum. That is about as far as I can state. Q .-- Now, have any of these railway com-

Q .-- You simply consider the capital stock panies a bridge at Omaha? A .- The Union as a basis for determining the value of the Pacific bridge is used jointly by the six plant, don't you? A .-- The value of the cor- railways or five that cross from Iowa into poration? Nebraska, connecting at Omaha with the

Q .-- Yes, sir. A .-- Wall, I expect that is Union Pacific railroad and extending from right. Q .--- You do not assess its capital stock?

A .--- I do assess corporations that way. Q .- You do? A .- Yes, sir.

Q .- Do you also assess the shares of capi-

Q .- Did you try to procure information of today is worth at least \$250,000 to \$300,000 800 or 400 acres of ground within the city that kind before? A .-- I made some general and that you could not buy it for that? A. of Omaha, extending to the Union Pacific -It might be worth that for Mr. Hoover, shops in the north part and up to the conbut when I tax the hotel property I cannot nection with the Missouri Pacific belt line; tax Mr. Hoover's ability as a manager and they extend up to Tenth street and the viahis good will. I have to tax the tangible duct that crosses the street on Tenth street, and include also considerable trackage faclitties connecting with the warehouses and

store buildings and various manufacturing concerns within the city, and they include also, as I said, the depot grounds and the Union depot at Omaha, and the Union Pacific freight house north of that, with all

and packing houses.

for mail traffic.

of all other roads.

per mile.

forty minutes.

originally which was conveyed to the Congressman David H. Mercer was ex-

Union Pacific railroad by ordinances of the pected in Omaha yesterday, but Manager council, and is now practically owned by Blackburn now says that Mr. Mercer will not arrive till July 17. Mr. Blackburn tells city, and they extend, as I said originally, Q .- Fixing the value of the plant which also to South Omaha and connecting with of a letter that he received this morning the stock yards and packing houses, and from Washington conveying this news and You are talking about personal assessments afford not only facilities for the Union Pa- adds that the congressman is still in the cific railroad, but also for the various roads capital.

firmed.

CONNUBIALITIES.

The June bride was very numerous in Chicago. There were more marriage li-censes issued there last month than in any other month in the history of the city.

A Colorado giri has declined to marry a man because he is wealthy. Here is vindi-cation for Senator Dolliver, who says the poor are the only ones who have a chance. poor are the only ones who have a chance. Miss de Mattos, a cousin of Robert Louis Stevenson, to whom the author dedicated his 'Dr. Jekyll and Mr. Hyde,' as well as a number of poems, has just been married in England to a Mr. Dalton. According to Kalser Wilhelm's recent order any woman who aspires to become the wife of an officer in his army must first satisfy the superiors of the officer who wants to marry her with proof of her in-come. there with their freight traffic into South

Omaha to a connection with the stock yards Q .- Can you name, Mr. Rosewater, the different railway companies that use the Union Pacific bridge for transportation of

Among the weddings last week was the marriage of Robert W, Green of Boston to Miss Sarah J. Green of Kansas City, Mo. We frequently hear of the "blushing bride," but in this case the bride did not even change color. persons and property? A .- The companies that are using the Union Pacific bridge are the Chicago & Northwestern railroad, the Chicago, Rock Island & Pacific railroad, the

even change color. If the average man who is unlucky in love spent half as much energy in hunting up some other desirable girl as he does in chasing the girl who is unkind to him he would soon be a good deal happier. Chicago, Milwaukee & St. Paul railroad, the Burlington railroad in part, the Burlington uses the tracks across the bridge for some of its traffic, but not for all. Then, incidentally the Sloux City & Pacific

G. R. Rushing of Danville, Ill., who has lived in a state of single-blessedness for sixty-nine years, became a benedict re-cently and was united in marriage to Mrs. Frances M. Payne. Mrs. Payne is 66 years of age and this is her fourth matrimonial venture. Rushing is a wealthy retired farmer. railroad trains go over the Union Pacific bridge, and, of course, the Union Pacific railroad traffic for such connections as they make east of the river, particularly farmer.

farmer. Ben F. McAtee, a prominent farmer liv-ing near Glenarm. II. disposed of a \$10,000 damage suit against him when he came to Springfield and procured a license to marry Nellie M. Clayton of the same neighbor-hood. Several months ago the woman fied a suit against McAtes for breach of prom-ise. She claimed he preposed marriage to her on Christmas day. 15%, but had after-ward declined to marry her. McAtee is over W years old and is a grandfather. His first wife procured a divorce several years ago. Miss Clayton is 31 years old. Q .- Mr. Rosewater, did you appear before the State Board of Equalization and call their attention to the value per mile of the Union Pacific railroad? A .--- I appeared before the state board, I think on May 14th, and called attention to the inadequate valuation of all railroads and incidentally to the Union Pacific in prior years and asked the board to take into consideration the value of the road as it is now organized and also to include within that valuation

ago. Mins Clayton is \$1 years old. Marriages must be rare events in Stur-geon, Mo., if one may judge from the elo-quence with which a recent one inspired the local scribe: "The wedding," says the village paper, "as though a thunderbolt had descended from a cloudless sky, was a great surprise to our people and set the town to echoing and re-echoing the glad tidings." The courtship, too, was none of your modern commonplace woolngs. Note: "Little Cupld, with a burnished arrow, at once commenced his matrimonial maneuv-ers. Homer, young, strong and ambitious, made a noble confession of love to the roky-checked maiden of his choice and was accepted." the franchise of that road and the franchise Q .-- Did you call their attention to the value per mile of the Union Pacific? A .---I think in a general way I referred to the fact that it was expitalized at over \$100,000

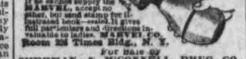
Q .- How long did you spend giving the board such information as you had been able to gather as to the valuations of these roads? A .-- I think 4t was about thirty to

forty minutes. Q.—And what phase of the property out-side of what you have already testified to did you discuss before the board? A.—I called attention to the marked increase in the values of railroads in their ability to attentive han baretofore, and the increased value of their terminal fa-cifities at Omaha under the reorganisation. Q.—Owing to the increased traffic? A.— Owing to the increased traffic and also as now organized; the Ubion Pacific was for-merly in the hands of a poceiver; now it is entirely a new organisation. (To Be Continued.)

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