

ESTABLISHED JUNE 19, 1871.

OMAHA, SUNDAY MORNING, MARCH 15, 1903.

SINGLE COPY FIVE CENTS.

WORK OF REALTY EXCHANGE

Begins with Fight on "Curbstones" Brokers and Leads to Tax Reform.

ACTIVITY IN BEHALF OF EXPOSITION

How the Contest for Equality in the Taxation of Real and Personal Property was Carried to Successful Issue.

Do you know that the Omaha Real Estate exchange, which has come so prominently to the forefront during the last two years, has a history which can be traced back into the middle '80s? Yet that is not the less a fact, for it was organized September 1, 1886, with the late Alvin Saunders as its first president.

The Omaha Real Estate exchange in its present form dates from 1896, when it was reorganized on the eve of Omaha's awakening from a period of depression, when all commercial interests had resolved to make a strong effort to revive trade and industry through the formation of an exposition.

After the exposition the Real Estate exchange again turned its attention to matters of special interest to the members, and attempts were again made to establish a system of auction sales, which, however, proved no more successful than the former one.

It was in 1900 that the exchange made a new departure in establishing a reliable system of appraisements upon business and residence property. Valuations of Omaha real estate at this period were an unknown quantity.

Upon the election of W. H. Green to the presidency in 1901 the exchange became more widely interested in the question of "What is the matter with Omaha?" and for a year or more business men, professional men and property owners, in response to invitations, endeavored to answer this question.

This investigation began in a small way before the county commissioners and was productive of no immediate results, as the owners of this property, located primarily in South Omaha, made a showing accepted by the officials.

Before Judge Dickinson the case was tried and resulted in a victory for the exchange. Then came a test of the earnestness of the members of the exchange.

Omaha's Real Estate Outlook Never Better for Investors

All the Live Real Estate Men Size Up the Situation as Pointing to Continued Prosperity—Read the Interviews

C. P. Harrison—I have scant patience with those persons who condemn Omaha because of high taxes and had government who get the taxes reduced or make the city government better. Omaha is not higher taxed, nor worse governed, than other cities of its size and class.

George P. Bemis—I was one of the first members of the Real Estate exchange when it was incorporated. The exchange is and has been doing splendid work since it commenced on the tax business.

G. S. Benawa—Omaha property is a good investment now for the reason that the rate of interest on farm land is not as high as that which can be derived from city property at present prices.

John N. Frenzer—Since the boom of 1887 there have been many improvements in the city in the way of additional railroads, large wholesale houses and manufacturing plants.

F. D. Wead—Rents have increased considerably on Omaha property recently and people are inquiring for property. Many of these are people who have removed to the west recently.

W. H. Thomas—There are many opportunities for profitable investment in Omaha real estate. While improvement is noted in the value of trackage property for wholesale and retail locations.

During this contest it became apparent that the city tax commissioner, since the office had been created, had utterly disregarded the plain letter of the statute governing the assessment of property.

This time the city authorities, including the tax commissioner, Board of Review, mayor and council, were all ready to cooperate with the result that the railroad property was assessed locally at figures computed from estimates furnished by the railroad experts themselves.

I. N. Hammond—The Real Estate exchange has worked a great reform in the matter of taxation. The outlook for real estate business in Omaha is the best in ten years.

A. L. Reed of the Byron Reed Company—Farm lands and city properties are improving in value. Farm properties that were selling at \$30 to \$45 per acre in Douglas county four or five years ago are now bringing \$50 to \$80.

E. Sweet—I am optimistic on Omaha real estate prospects. It is unnecessary to make any comment on the results achieved by the Real Estate exchange on tax litigation last year relative to municipal corporations.

W. L. Selby—The low price of rents and of property in Omaha, as compared with small Nebraska and Iowa towns, is bound to bring good results.

J. H. Sherwood—The real estate conditions in Omaha look very encouraging for the last eight or nine years that have been in the Omaha real estate business.

Christ Boyer—The reduction of taxes will certainly have a marked influence on real estate. I expect an increased activity in this year.

W. R. Hmann—Real estate matters have been very good since the first of the year. Houses are well rented and there is little or nothing vacant.

N. P. Dodge, Jr.—There is a great deal going on in houses. This is caused by the increase in the wages of carpenters and builders, which is leading many to buy and build instead of renting.

John W. Robbins—I have had more inquiries for property and more sales in the past year than I have at any other time.

George & Co.—The real estate market is in a good, healthy condition; prices are low and we don't expect to see any very great change in values this year.

Garvin Bros.—An encouraging feature of the local real estate market is the increased inquiry from nonresidents wanting to buy Omaha property for purpose of investment.

Potter, Forgan & Haskell—In our opinion farm lands will find a ready sale this year, with a probable advance of \$5 to \$10 per acre.

D. V. Sholes Co.—The Real Estate exchange is doing good work and should have the support of every taxpayer. The outlook is very good for a fine business this year.

Payne, Bostwick & Co.—The outlook for real estate business for the coming year is very encouraging. This is especially true of city and town property.

Payne Investment Company—While we have attended all of the meetings of the Real Estate exchange we are not thoroughly conversant with all of the details.

Seymour M. Sadler—The outlook for the sale of real estate is not very encouraging. There are not many buyers and they are looking for snags.

W. Farnam Smith—There is an active inquiry for property and more sales in the past year than I have at any other time.

tendant at the Omaha Real Estate exchange, but know of the good work it has accomplished. The low price of city taxes will have the effect of causing more extensive real estate investments.

C. R. Clover, President Douglas County Realty Company—I have been a member of the Real Estate exchange four years. In my opinion it has done excellent work toward the prosperity of the city.

Wright & Laebury—Omaha real estate is now at the bottom and is bound to go up. The agitation by the Real Estate exchange on the tax-lowering question has had a very good effect.

M. G. Montgomery—I have now a number of sales to bring through. The prospects are very fine for a good real estate business in Omaha just now, and these prospects are growing.

David C. Patterson—I feel that the best speculation and investment to be found in all the country is in Omaha real estate. Think of it—how absurdly low are the prices of acreage close in to the city limits.

George N. Hicks—I consider Omaha never to have been in better shape for investment than it is today. Conditions of rents are such that no farm land investment can begin to offer such remunerative returns as those to be obtained by building houses to rent in this city.

George M. Nattinger—The real estate outlook is good. We have closed more deals the past month than for the three months previous. There is a brisk demand for all the money we can get hold of.

R. H. Landeryou—There are a number of inquiries for homes of moderate means. These come from people of moderate means. There is a demand for good, improved properties.

W. H. Green—Real estate cannot be lost and the owner borrows money on it and cannot pay. It is the only non-perishable investment.

with us being people who want homes ranging in value from \$1,200 to \$1,500. One reason for this is that rent is so much higher than it was a few years ago that people begin to see where they can save money by letting their monthly payments apply on purchases.

A. C. Kennedy—I look for some movement in real estate this spring. With a few deals in good real estate now under way people are inclined to advance their investments.

Charles E. Williamson—I have had occasion to do considerable traveling during the last year, east, southeast, south and southwest, and have visited all of the large cities of the country.

George N. Hicks—I consider Omaha never to have been in better shape for investment than it is today. Conditions of rents are such that no farm land investment can begin to offer such remunerative returns.

George M. Nattinger—The real estate outlook is good. We have closed more deals the past month than for the three months previous. There is a brisk demand for all the money we can get hold of.

R. H. Landeryou—There are a number of inquiries for homes of moderate means. These come from people of moderate means. There is a demand for good, improved properties.

W. H. Green—Real estate cannot be lost and the owner borrows money on it and cannot pay. It is the only non-perishable investment.

W. Farnam Smith—There is an active inquiry for property and more sales in the past year than I have at any other time.

BRIEF FOR THE BACHELORS

Bunch of Lovely Bouquets Thrown at the Lonesomes by a Woman.

SINGLE BLESSEDNESS THE IDEAL LIFE

Married Men Lined up to Galley Slaves and Children a Source of Trouble—Some Remarkable Statements.

A great deal of discussion has been going on lately relative to the desirability of the number of marriages in this country. A bill to tax bachelors has even been introduced in one state legislature.

Women writers for some time have been deploring the fact that the really desirable men remain single. In many instances the intelligent young men stop to think before undertaking a task to which the futile efforts of Sisyphus rolling his stone would be a pleasant pastime.

A man may have a good paying business (that is, one that will support his family comfortably by strict attention and hard work). As years pass on, he may double, treble or quadruple his income.

Public Opinion of February 19 accredits President Roosevelt with saying "that the man who deliberately avoids marriage and has a heart so cold as to know no passion and a brain so shallow and selfish as to dislike having children is in effect a criminal against the race."

Both of these gentlemen seem to think that the old command to increase and multiply the earth that was given to a crowned woman is still in compelling force. It is not the shallow, brainless and selfish men who avoid matrimony and the drudgery of supporting a family, but thoughtful men, who know what the struggle for existence means, and are too conscientious to launch into the maelstrom of life when they would have a contented life with the products of Five Points for the means of satisfying hunger.

Why Men Hesitate. In the face of these social conditions it is a wonder men hesitate to take on responsibilities? For what is sadder than a man who feels himself a failure in the sharp competition for place and has a family depending upon him for every necessity of existence and knows that from a question of time until he and his loved ones will become a part of the Rotsum and Jetsum of society.

The chief cause of the struggle for existence today is over-population. Nature has no regard whatever for the needs of society, and so long as the natural man is true to the primordial law of his being, like the rabbits of Australia, and increase and multiply without restraint, so long will the struggle for existence in time of peace be as sharp and merciless, as in time of war.

The world is already threatened with over-production, for with our improved sanitation and scientific pathology the birth rate exceeds the death rate by 3,000,000 a year. And bachelors who are not supposed to have any reason d'être for existence, because they are not swelling the census returns, deserve to be commended for not marrying and increasing an already overstocked human market.

Man must use his reason and intellect and the adjustment of the reproduction of his species to the existing conditions of society is an excellent way to display his superiority to the brute creation. And if a man remains single and prefers to be guided by his brains instead of his passions it does not necessarily imply that he is a criminal against the race, President Roosevelt to the contrary.

WORKSHOPS AROUND NIAGARA

Striking Results from Cheap Power Hatched to Electrical Generators.

INDUSTRIES SPRINGING UP NEAR BUFFALO

Significant Industrial Facts Bearing Upon the Dog-in-the-Manger Policy Pursued in Omaha.

One of the most wonderful workshops of the world is now under way around Niagara falls, reports the Louisville Courier-Journal. The most beautiful and romantic cascade ever known is proving to have an utilitarian value that in time may eclipse its beauty.

The present officers are C. F. Harrison, president; A. C. Charlton, secretary; S. P. Bostwick, treasurer, with an executive committee of three, which at this time has been increased to seven for the purpose of making arrangements for a permanent meeting place.

Speaking of the ultimate object of the Real Estate exchange, one of the oldest members says: "Our principal object is to advance the interests of the real estate dealers, and, incidentally, that of the real estate owners."

A Mere Myth. "Welcome," cried the voice, as Charon's boat grounded on the treasury's beach.

WORKSHOPS AROUND NIAGARA

Striking Results from Cheap Power Hatched to Electrical Generators.

INDUSTRIES SPRINGING UP NEAR BUFFALO

Significant Industrial Facts Bearing Upon the Dog-in-the-Manger Policy Pursued in Omaha.

One of the most wonderful workshops of the world is now under way around Niagara falls, reports the Louisville Courier-Journal. The most beautiful and romantic cascade ever known is proving to have an utilitarian value that in time may eclipse its beauty.

The present officers are C. F. Harrison, president; A. C. Charlton, secretary; S. P. Bostwick, treasurer, with an executive committee of three, which at this time has been increased to seven for the purpose of making arrangements for a permanent meeting place.

Speaking of the ultimate object of the Real Estate exchange, one of the oldest members says: "Our principal object is to advance the interests of the real estate dealers, and, incidentally, that of the real estate owners."

A Mere Myth. "Welcome," cried the voice, as Charon's boat grounded on the treasury's beach.

WORKSHOPS AROUND NIAGARA

Striking Results from Cheap Power Hatched to Electrical Generators.

INDUSTRIES SPRINGING UP NEAR BUFFALO

Significant Industrial Facts Bearing Upon the Dog-in-the-Manger Policy Pursued in Omaha.

One of the most wonderful workshops of the world is now under way around Niagara falls, reports the Louisville Courier-Journal. The most beautiful and romantic cascade ever known is proving to have an utilitarian value that in time may eclipse its beauty.

The present officers are C. F. Harrison, president; A. C. Charlton, secretary; S. P. Bostwick, treasurer, with an executive committee of three, which at this time has been increased to seven for the purpose of making arrangements for a permanent meeting place.

Speaking of the ultimate object of the Real Estate exchange, one of the oldest members says: "Our principal object is to advance the interests of the real estate dealers, and, incidentally, that of the real estate owners."

A Mere Myth. "Welcome," cried the voice, as Charon's boat grounded on the treasury's beach.

WORKSHOPS AROUND NIAGARA

Striking Results from Cheap Power Hatched to Electrical Generators.

INDUSTRIES SPRINGING UP NEAR BUFFALO

Significant Industrial Facts Bearing Upon the Dog-in-the-Manger Policy Pursued in Omaha.

One of the most wonderful workshops of the world is now under way around Niagara falls, reports the Louisville Courier-Journal. The most beautiful and romantic cascade ever known is proving to have an utilitarian value that in time may eclipse its beauty.

The present officers are C. F. Harrison, president; A. C. Charlton, secretary; S. P. Bostwick, treasurer, with an executive committee of three, which at this time has been increased to seven for the purpose of making arrangements for a permanent meeting place.

Speaking of the ultimate object of the Real Estate exchange, one of the oldest members says: "Our principal object is to advance the interests of the real estate dealers, and, incidentally, that of the real estate owners."

A Mere Myth. "Welcome," cried the voice, as Charon's boat grounded on the treasury's beach.