

TIMELY REAL ESTATE TALK

Sale of Jetter Property Starts Talk of New Packing Plant.

NELS MORRIS THOUGHT TO BE BUYER

Deal Carried On Through T. J. O'Neill, Who is Acting as Agent for Purchaser Not Yet Named.

One of the biggest real estate deals of the season for South Omaha was made last week. The usual rumor of a new packing house is current as a result, while others say the deal was made by the Union Stock Yards company, and may mean either a new packing plant or an extension of the stock yard. Balthas Jetter sold to Thomas O'Neill, the real estate man, fourteen acres of land, bounded on the east by Twenty-seventh street, on the west by Twenty-eighth, on the north by T. and on the south by W. Mr. O'Neill is regarded as merely an agent in the matter, acting for the Union Stock Yards company, or perhaps for Nelson Morris, whom rumor has scheduled time and time again to erect a packing plant in the city.

However that may be, the deal is a large and important one, and can only mean some large improvement. The consideration involved was \$34,000, or \$2,425 an acre. Trackage can be obtained for the land from both the Rock Island and Union Pacific roads. Omaha realty men prefer to think the Union Stock Yards company bought the land, rather than a packing company.

At a meeting of the Real Estate exchange yesterday, Fred Wead talked for a five-story building on the Hany corner, but failed to entice the real estate men to a degree that a sufficient number of them would produce the proposed per capita amount of cash. Therefore a two-story building will be erected, says Mr. Wead, and operations are to begin not later than November 1.

At the exchange meeting, Mr. Wead proposed that the organization vote to buy \$25,000 worth of stock in the Real Estate Exchange Building company, which would be about \$400 for each member, and would mean about \$1,000 for those who had already taken \$200 stock. Mr. Wead thought such action, in addition to raising funds for the structure, would tend to enhance the value of a membership on the exchange. This plan was not deemed advisable by the exchange, for the reason that some members do not desire to take stock in the concern, and would be unwilling to furnish their share of the necessary money.

Seventeen per cent is a good income on a real estate investment, yet it is not infrequent in these days of good times. Last week one building in the city was sold through a local real estate firm, which will bring an annual rental equal to something over 17 per cent of the money invested. Ten and 12 per cent investments are very common in Omaha, and are made possible by the great demand for houses for rent. When once building operations catch up with the increase of population, say the realty men, and there is not much prospect they will do so soon, the large percentages cannot be obtained. Another consideration enters in, however, and it is the fact that the sale price of property is bound to increase as the city grows.

The Omaha Daily News has let to F. P. Gould & Son the contract for the erection of its new building at Seventeenth and Jackson streets, and promises that work will be begun this week, probably Monday. According to the contract, the building will be finished and ready for occupancy by January 1. The building will be at the southwest corner of Seventeenth and Jackson, having a frontage of 100 feet on Jackson street and eighty feet on Seventeenth street. It will be two stories in height and will cost \$20,000. As the Daily News intends to occupy the whole building, it will be constructed strictly with an idea to convenience in newspaper work.

The old homestead of Bishop Clarkson at Twentieth street and Jackson, which has been divided into fifteen lots, fronting on St. Mary's avenue and Jones street. The property is owned by Mrs. Nellie C. Davis, wife of F. H. Davis of the First National bank, and Mrs. Mary C. Milnebaugh, daughters of Bishop Clarkson. The house on the place, the old Clarkson residence, is the one in which the Davis

DENTISTRY

Tooth Talk No. 63

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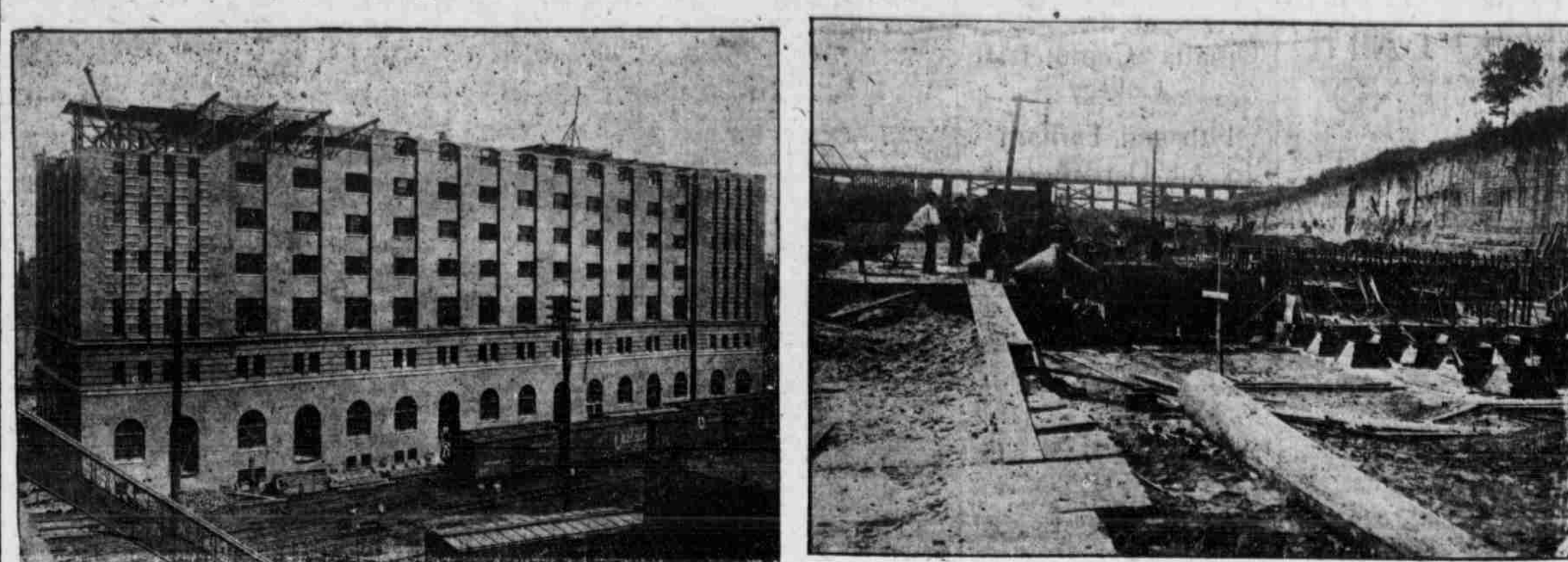
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Two New Buildings in Which Farmers of Nebraska Have an Interest



PARLIN, ORENDORF & MARTIN WAREHOUSE.

FOUNDATION FOR NYE-SCHNEIDER-POWELL ELEVATOR.

family lived before building their present home, which is a short distance to the south.

Construction on the new Rome hotel at Sixteenth and Jackson streets will begin tomorrow by the Capital City Brick and Pipe company, the driving of piling now being practically completed. The hotel is to be completed by June 1. It will be five stories in height, and including the old Brunswick, which will be operated as a part of the Rome, will cover three sixty-six-foot lots. The new structure will cost \$100,000.

Patrick Mullen, receiver of the United States land office at Juneau, Alaska, has sold his two-story store and flat building at 2003-2005 North Twentieth street, through John N. Frenzer, to Margaret Dooley of Papillon, for \$5,000.

Hastings & Heyden's Third addition will be the name of a new addition which the firm is to put just west of its second addition. It consists of two acres, and was bought a few days ago from C. B. Shackelford for \$25,000.

O. F. Harrison returned from an eastern trip last week convinced more firmly than ever that real estate values in the Omaha business center are very low.

"In the cities which I visited I found values in the business centers increasing very rapidly, and found them higher than Omaha in cities of the same size. Of course one has to know what the business center is, and if he makes a purchase in what will be the center of business in a few years, the present price is cheap."

Deeds of sale for the ground where the Webster-Sunderland building stands, at the northeast corner of Sixteenth and Howard streets, were placed on record at the court house Thursday. The property is 122 feet square. According to the deeds, the sale was made July 15, 1906, by the Young Men's Christian association to the John R. Webster company, and James A. Sunderland. The price given is \$120,000, of which \$5,000 was to be paid down, \$45,000 in thirty days, and \$70,000 on demand, with the provision that no more than \$10,000 was to be demanded in any one month. Another deed was recorded, transferring the undivided three-fourths of this property from the John R. Webster company to John R. Webster for \$80,000. A mortgage on the corner for \$120,000, held by the Northwestern Mutual Life Insurance company, was also filed.

LECTURE TRAIN TO SOUTH

Specials, Such as Western Farmers Have Introduced, in Dixie by Illinois Central.

For the first time the Illinois Central railroad will operate a farmers' special train south of the Ohio river. For several years the railroads of the north have sent seed and soil specialists through the middle west states and now farmers of the south are to be given the benefit of lectures on methods of increasing the diversified crops of Dixie land. As farming in the south differs materially from the north the talks will be of an entirely different nature.

The special train will start from Herndon, Miss., October 1, and will terminate at Memphis ten days later. The course will be south through Mississippi and Louisiana via Jackson to a point near New Orleans and then north over the Texas and Mississippi Valley line. The train will be stopped at lectures delivered at about ninety-seven stations. In some places towns will be used. There will be talks and tests by the following:

Prof. J. C. Hardy, president of the Mississippi Agricultural and Mechanical college; Prof. W. L. Hutchinson, director of the Mississippi Agricultural Experiment station; Walter Clark, president of the Cotton Growers' association; H. E. Blakeslee, commissioner of agriculture and immigration; Charles Schuler, commissioner of agriculture and immigration of Louisiana; and Prof. W. R. Dodson, director of the Louisiana Agricultural Experiment station.

To these have been extended invitations to accompany the train: James Wilson, secretary of agriculture; former Governor W. D. Board of Wisconsin; Prof. F. C. Holden of Iowa and Prof. C. G. Hopkins, the soil expert of the University of Illinois.

DEMAND STILL FOR LABOR

Call for Men Does Not Cease with Ending of the Harvest Season.

The period for shipping men to the harvest fields from Omaha is over, but the labor agencies still have a greater demand for men than they can fill. Railroads cannot get enough men, and farm laborers are scarce.

A local labor agent says he could send out daily for railroad work in Dakota, Wyoming, Montana and Colorado twice as many men as are available. There is also a big demand for quarry men, bridge men, graders and cooks for construction gangs.

Auto Tire Plant.

The Omaha Automobile Tire company has opened a shop at 210 Barnum street with a complete vulcanizing and tire repair plant. The owners of the business are Herbert Wheelock and Floyd Flynn, one former having been formerly with the Karbach Automobile and Vehicle company and the latter with the Powell Automobile company as tire man.

Orin Thief Arrested.

Chris Anderson, who was arrested a few days ago on the charge of attempting to run away with a satchel belonging to a Mr. Clark at Union station, appeared before the people's bar Saturday morning and was sentenced to ten days in jail for his escape. Clark gave chase and captured Anderson, obtaining his satchel, so no particular damage was done except to Anderson.

SAN FRANCISCO'S JUNK PILE

Task of Clearing the Ruins Going Forward Vigorously.

OBSTACLES IN THE PATH OF PROGRESS

Labor and Material Prices Boosted to the Prohibitive Point—Permanent Building Projects at a Standstill.

Few persons away from San Francisco and who have had no opportunity of seeing conditions exactly as they are in that city, have the slightest conception of the amount of work involved in clearing away the debris which resulted from the disaster of April 18. Many visitors receive the impression that nothing is being done, because they see lots of immovable covered with debris, and in some places the streets almost in the same condition.

Shortly after the fire one of the largest contractors on the Pacific Coast reviewed the situation and declared that with the most modern and best of appliances, and with all the men and teams that could be utilized, it would require eleven months of steady work to remove the debris from San Francisco. The work that has been done has been under conditions not so favorable as those promised by the contractor, yet the result is most appreciable and most gratifying.

It must be remembered that the debris covers an area of 2,500 acres. Nearly five hundred city blocks and thirty-six miles of streets were covered with debris, consisting of brick, stone, mortar, ashes, and structural steel. It is estimated that there were six and a half billion bricks in the ruins of San Francisco. These bricks placed end to end would encircle the world thirty times. To haul these bricks with two-horse wagons would require thirteen thousand loads.

It is estimated that there were something like four million tons of debris. This was used in the territory devastated. This will weigh five and a quarter million tons—a fairly heavy load to be carted away. Take with these brick and concrete all the building stones, terra cotta, and marble, and it will be seen that considerable work is to be done before it can be all hauled away from San Francisco. For nearly three months this debris has been taken away at the rate of more than 100 carloads a day. Not all of it by the railroads; it has been going in constant processions of wagons from all parts of the city and has been utilized to fill low ground, raise roads, make new land on the bay front, form foundation for railroad track and bridge work, in fact in a hundred ways it has been carried out of the burned district to help some other section.

Steel Junk.

Building steel is a most obstinate material, when it comes to tearing it down from a wrecked building. The systematic ease with which immense steel beams are handled when the building is under construction is a dream, but the removal of that same steel when it is twisted and distorted by fire is a nightmare. It takes time and most wonderful patience. It has been estimated by dealers in iron and steel that the steel debris of San Francisco is worth as junk \$20,000,000. This means that there are about 2,000,000 tons of this twisted, bent and distorted metal to be removed from the ruins. To dig out a six story steel frame requires something like a month's time.

Besides the heavier material there are 75,000,000 square yards of plastering, many millions yards of stucco work in ornamentation, ashes from millions upon millions of feet of lumber, and a great deal of great district, the stoves, ranges, water and gas piping, plumbing material and builder's hardware, melted into great conglomerate masses by the heat, and holding in their cohesion masses of brick and stone to such an extent that they have to be separated by the use of dynamite. The queensware, glassware and table ware of all of those houses which went up in smoke, and the window glass in the thousands of windows which melted and ran all over the debris covering it with a glass of lava that is permanent. To clear and clean up the ruins is a mighty task and San Francisco is equal to it.

Obstacles to Rebuilding.

Problems far more serious than removal of debris rise menacingly in the way of San Francisco's rebuilding. Labor and material have advanced to a point regarded as prohibitive by many owners. This phase of the situation has become a forcing local newspapers to utter warnings against the policy of squeeze. Editorially the Chronicle of September 10 reviews the situation and sets out present conditions in the labor and material market. It contends that permanent stone work had come to a standstill. Buildings only partly destroyed are being restored as rapidly as possible, whatever the cost. "Very likely, now and then," says the Chronicle, "a venturesome person may start work on a first class building. The majority of owners will not do so. They will lease their land or put up shacks. No owner can figure out a profit in rebuilding buildings at present cost, and until they can there will be very little permanent building. A day or two ago we gave an instance where certain stone work had originally cost in round numbers \$15,000, but for replacing it the lowest offer was, in round numbers, \$40,000. This was a very extreme case and seems hardly credible, but we had the owner of the property for authority. Here is a definite case which anyone can verify. The original cost of all the marble work of the Merchants' Exchange building was \$125,000. There was a salvage of the marble amounting to

\$25,000. The new material and the replacing it saved about thirty per cent, or \$37,500, at wages and prices prevailing before the fire. The lowest bid for it was \$127,000—an increase of 67 per cent. There is as much marble as ever. The freight rates are unchanged. What is the cause of this advance of 67 per cent in cost? It is labor in labor in contractors' profits, and contractors insist that not only are they making no more money than formerly, but that they hardly dare take contracts at any price, not knowing what prices they may have to pay for labor. Some contractors are refusing to do business except at owner's risk of higher labor prices.

A Serious Situation.

We might as well look the situation squarely in the face. San Francisco will not be permanently rebuilt while labor conditions remain as they are, because tenants cannot pay the rents which will be required. There will be no trouble about our jobbing trade and foreign commerce, for that business can be done in shacks, but our activity within the city must cease with the completion of the temporary work. Industries certainly will not locate here to be in continual warfare with their employees or else make the cost of their products too high to enable it to be sold in competition with other manufacturing centers. The people of this city, and especially the labor unions, must look the situation in the face, and do it now. Plans for a great number of class A buildings are in preparation. Some have advanced to the point where the contractor is not being let. One large property owner, D. O. Mills, who has cash in abundance, but who does not live in this city, says that he can employ his money in the east to far better advantage than to reconstruct his buildings here at present prices. A great number of leases have already been made, because the owners themselves were too proud to put up shacks, or did not care to bother with them. Shacks can pay good ground rents, but contribute little to the labor market—and nothing to the appearance of the city.

Before the fire wages in this city were higher than in any other commercial city in the world, and living was cheaper than in any other city in the United States. It was the paradise of labor, and yet the city was prosperous. Recognizing that fact, the Building Trades Council made a public pledge that wages in the building trades should not be increased. So far as we know, that pledge still stands, and stands unredempted. The Building Trades Council, if we have correctly kept the run of its action, stands committed to the wage scale it outlined before the fire, and, perhaps, most of its committed unions, stand officially committed to a higher scale. Who is authorized to speak for the unions? Is anybody so authorized? What assurance has a contractor or owner that after he has started a building, to cost \$100,000, three months of labor, which will make it cost \$150,000 or more? Those things must be settled before permanent building will begin on any important scale, and so settled that there can be no misunderstanding. Of course, labor is not the only factor in the rise. It is the most important, for all material, except the natural products of the earth, is labor. There are those in control of materials, however, who are seeking to unduly profit at our expense, and they also must understand that their prices will not long be paid.

NO RECEIVER FOR THE DREXEL

Judge Munger Declines to Appoint Custodian for the Hotel Property.

Judge Munger has refused to appoint a receiver to take over the property known as the Drexel hotel on the application of Louis B. Scherb, who owns the lot upon which the building stands. Scherb leased the ground to the Drexel for a period of years, at the expiration of which time he was to pay Drexel the value of the buildings thereon, Drexel in the meantime paying \$1,700 a year rent and agreeing to pay the taxes and special assessments. Drexel sold his lease and contract to John H. Harte. The contract, having expired, the men appointed appraisers, but no value has yet been placed upon the building. Scherb then applied for a receiver, holding the taxes had not been paid and the building had been sold for taxes. The time of redemption, he alleged, expired next May. The decision of Judge Munger is without prejudice to the filing of a new application.

OMAHA DIOCESAN CHANGES

Rev. F. P. McCarthy Succeeds Very Rev. D. W. Moriarty in Irremovable Rectory.

Several changes in the stations of priests in the Omaha diocese have been decided on. The most important is the irremovable rectory at Jackson, made vacant by the resignation of Very Rev. D. W. Moriarty. Rev. F. P. McCarthy of Omaha has been appointed to the vacancy and will take charge of the parish on the 24th inst. Father McCarthy has labored in the Omaha diocese since his ordination in 1877, the greater part of the time at St. Philomena's cathedral and lately as chaplain at St. Mary's seminary. Father Moriarty's station has not been determined on. Rev. William Kearns, assistant at St. Philomena's cathedral during the absence of Rev. F. A. McGovern, goes to the mission at Wayne, succeeding Rev. T. F. Haley. The latter intends entering the Novitiate of the Paulist Fathers at Washington, D. C., to prepare himself for general missionary work.

KITCHEN OF MODERN HOME

Some Luxuries That Make the Cook's Life One Long Dream.

METAMORPHOSIS DUE TO MAN'S PROGRESS

Sanitation and Ventilation Achieved with Utensils and Furniture of the Utmost Utility and Convenience.

The woman or man either, for that matter, who cannot extract an hour of genuine delight as well as much profitable information from an inspection of the modern model kitchen, may put it down that she or he is not only lacking in the domestic instinct, but deficient also in appreciation of the aesthetic and of the accomplishment of science and experience in eliminating some of the most perplexing and disagreeable details from one of the most perplexing departments of the household. So absolutely complete is this modern culinary department that even the imagination could supply little beyond a successful automatic dish-washer and a pivot upon which an automatic cook might revolve amid the numerous conveniences that are all within an arm's length from the oven door.

While commercialism continues to stimulate competition, there will, of course, continue to be new things in the way of utensils which housekeepers will continue to introduce into their kitchens, but even at this stage in its evolution the kitchen has progressed so far toward perfection that even the traditional "large and airy" kind, that was one of the most important departments at grandmother's, and which produced that long list of substantial and goodies, is no longer the ideal. As a matter of fact, one of the chief points in which the modern kitchen differs from the old is in its size. Where room and windows were formerly counted essentials, compactness is desired now. And as for windows, one is all that is necessary, or even desirable, for the fumes are carried off by patent devices, electricity affords all the light necessary and in just the place where it is wanted, while fresh air is supplied by sources that do not endanger the evenness of the oven's heat. The old-time pantry with its floor and meal bins, its rows of shelves laden with cans and jars and on that bottom shelf just off the floor, its iron bottles that did its service by boiling potatoes or meat or almost anything else that necessitated long cooking on top of the stove—this, with all its equipment is no longer a necessary adjunct to the well appointed culinary department.

Even the cellar, that one-time indispensable annex to the kitchen, is no longer absolutely necessary or at least, its usefulness has been so far curtailed that it bears little resemblance to the cellars of old. So complete has been this readjustment and so nearly has every necessity been supplied that it requires only means today to supply almost absolutely complete equipment.

To begin with, the model kitchen of today has tiled walls and floor, and these, by the way, are preferably white. This is by no means uncommon in the modern home, but where tile is not used the best substitute is the hardwood floor and white enamel walls. Some kitchens have a tiled wainscoting with the enamel above. The oilcloth or enamel paper in tiled designs is another popular wall covering, and any and all of these will wash off, and so that most inexorable of modern demands, perfect sanitation, may be complied with. Any of the plumbing that is exposed should be nickel-plated, for this is least susceptible to the action of steam and other moisture incidental to a kitchen. The white porcelain or enamel-lined sink is in such common use that almost every one is familiar with its convenience, and to this is added one or two wings or drain boards attached at either end. These, too, are finished in white enamel or porcelain, and the under part is all open, leaving no trap for dust or other undesirable accumulation. Of course the sink is equipped with hot and cold water, and the former being supplied with the assistance of the furnace or house heating plant, or the coal range in winter, and by a gas attachment in summer. But this, too, is a familiar convenience.

The position of the hot water tank is determined by the source from which it is heated. A third faucet, to which is attached a filter, is also located above the

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Unless all signs fail, one of the greatest problems of the age has been solved. That is, what will be the building material of the future. The answer is cement.

But for cement, many large building operations would be at a standstill, for wood has become too expensive to be used in house construction, and the enforced wait for all kinds of structural steel, especially eliminators that material where quick work is desired.

Almost everything can be done with cement, and with incredible swiftness and cheapness of price. The new process, the mixing of cement, sand and gravel with cinders or broken stone, flooded with water from a hose, is being used to build houses, raise giant hotels, build the piers and bridges for railroads, erect barns, lay sidewalks, fix a girder or fashion a chimney cap.

Almost anything is possible to the new material.

Probably the best instance of working against time with cement as a medium is shown in the experience of an Atlantic City hotel company. They wanted a structure 400 feet long, 125 feet wide and 164 feet high. It was to be elaborate, and to have capacity for 1,500 guests. Bids were asked for steel building, and not only were the prices lofty, but the delay in getting the girders and other structural parts made it a certainty that a couple of years must pass before the new hotel could be ready for guests.

Big Hotel Completed in Eight Months.

In this predicament the proprietors had recourse to the new process of reinforced concrete. The work went with gratifying celerity. In eight months and three days, without the loss of a life, the new hotel was completed. It is a work of genuine architectural beauty, the pride of the City-by-the-Sea, and as great an expert as Thomas Alva Edison, after going over the structure from cellar to the Moorish dome said that it was the first perfect building he had ever seen, and that it was built of a material destined to be the great staple of the future.

The concrete building solves the question of fire insurance. The underwriters who estimate Atlantic City's new model hotel were so well pleased that they made a price 3 per cent lower than for other hotels of the same class.

The farmer or suburbanite, who contemplates building a home, always looks at the fire question thoughtfully, for in outlying districts there is little facility for fighting flames, and once they get hold, an inflammable building is likely to be destroyed. But a home built of cement cannot burn, for the reason that there is nothing to be consumed, except the interior furnishing, and enough insurance to cover the cost of these decorations and furnishings is really about all that is needed in such cases.

A Staten Island man, who recently put up a cement house at a cost of \$2,515, a most elaborate and pretentious country home, estimated that the outlay would have been \$2,000 greater for a frame house, and when the kind of the new building has been the ever present danger of total destruction by fire.

A cement house does away with all need of plaster and lathing. Paper can be put right over the walls, or if preferred, they can be frescoed or otherwise decorated.

Building such a house does not require much expert labor. The army of metal workers, bricklayers, carpenters and other artisans required in wood or steel construction, is almost completely done away with on a cement building. All that is needed is an expert to superintend the mixing of the cement, and a carpenter and staff to construct the formwork, and work into which the soft cement is poured. Once a cement house is finished the work is done, and done to stay, according to all natural laws. In a century the building ought to be in as good shape as ever. There is nothing to rot or fall into need of repairs. The building does not have to be painted yearly, as in the case of wood, or gone over for rust, as in the case of steel. The foundations and pillars never need replacing because they have rotted. Wooden porch posts are always rotting.

While the building of low priced concrete houses is still in its infancy the farmer has been so impressed with the idea that he is extending it to his barns and outbuildings, and finding that it works admirably.

If more than one concrete building is put up by the farmer, he can use his same wooden forms over and over again, and if there is a stone crusher in the neighborhood he can utilize it in making his concrete. The old stone walls of the neighborhood, or the thousands of stones that are constantly being impelled to the surface of the choicest pasture land.

Building by concrete does away with many of the city's noises. The terrific pounding on steel girders that marks the erection of a metal building is absent when concrete is used. In fact, one apartment of a hotel has been occupied with complete absence of any discomfort to the guests.

(Continued on Seventh Page.)

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