

TIMELY REAL ESTATE TALK

Values of Land in West Still Looked on as Being Low.

EXPERT OPINION ON THE SITUATION

Men Who Ought to Know Say That Demand as Well as Income Justify Even Higher Prices Than Are Asked.

A recent number of Bonds and Mortgages contained letters on the permanency of the present inflation in land values from conservative bankers and loan brokers in many of the western and middle western states. The tenor of these letters is shown in the following editorial on them:

It will be noted that they are practically unanimous in saying that the advance in real estate has not reached a point of danger, and the argument is similar in all sections of the west, being based upon the increased returns of western farms, the new methods of agriculture, which insure permanent crops and the constantly increasing tide of immigration from the older settled states.

These three elements are so generally recognized in every part of the west that we must believe that they are influential in determining the maintaining present prices. Western land is worth as much as its income justifies. Eastern land is frequently worth more than its income justifies because of its location and its advantages for the home life. The condition is rapidly approaching the same in the rapidly increasing number of farms and ranches being held in the west for the purpose of making a return from the fields because of the opportunity given to dwellers thereon to enjoy the good things of this western life and share in the community's happiness.

With the more complete settlement of the western states and the fact that the west is becoming more and more a part of the world, the argument is really only the expansion of opinion concerning the desirability of the farms as homes.

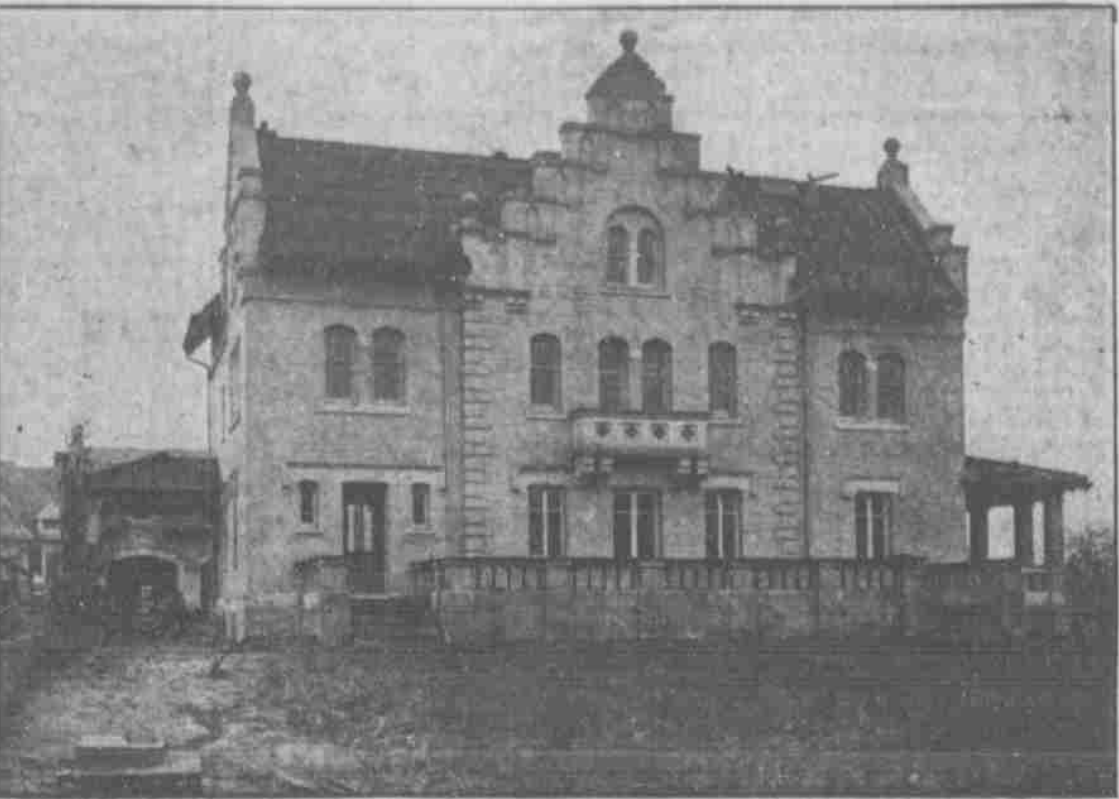
This, of course, is but one phase of the increase in land values, and one that is only fairly representative of the present condition. The other reasons are much more regular in their operations, and as our correspondents point out, are not likely to be lessened as the years go on. The indications are that land values are by no means greater than all the conditions warrant, and that the investor in mortgages on western farms need borrow no trouble on this account.

Of much interest to western Nebraska land holders is the letter of B. F. Clark of Fort Collins, Colo., who says: My opinion is that the price now obtaining for western lands, and I mean the whole half of Kansas and Colorado, are reasonably safe, and will never suffer a decline like the time you had in the east. The price that all lands under any sort of reliable irrigation system would gradually increase very rapidly the past three years. Due to the improved condition of the seasons, should we have a short cycle of dry years, this section might undergo a slight decline. In that case it would seem that the irrigated section should at least hold its own, as there is no possibility of such a dry that a fairly good crop would not be raised. It is the intention to not rely upon the summer precipitation, but rather the winter and spring rains, which might have a very wet winter of spring and a very dry summer. We rely upon a very large crop of wheat, and the reliance is more on the run of the river, but in that case the water comes very largely from the Arkansas river with a long head back in the Rocky mountains, where it might rain almost daily for days, but out in the valley where the crops are growing the country should not be parched. A thinking person should not be parallel to the one referred to in the west. People are getting richer now in western Kansas where they started during the times referred to. They have

Homes in Which Modern Ideas Blend With Traditional Architecture



HOME OF THOMAS R. KIMBALL



MRS. KIMBALL'S NEW RESIDENCE

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The Uncle Sam Oil company of Kansas has bought through the Beale company 100 feet of a lot on the Omaha side of the Missouri river just below the Union Pacific bridge. This company has announced its intention of extending its business to the northward. Kansas City now being its farthest north distributing point. Omaha will be the distributing point for Nebraska and the northwest, according to representatives of the company. The concern has also bought land on the Council Bluffs side of the river. It is the intention to haul the oil up the river on barges.

Real estate and rental men are interested by the announcement that the Commercial club desires new and larger quarters, and many of them are looking about to find a place to offer the club. "The most important room of the home, the materials for floor and walls, the value of light and ventilation, and the equipment, with a view to diminishing the labor of the housekeeper, promoting cleanliness and health, and thus increase the appetizing quality of the foods prepared. The paper, in part, follows: The percentage of kitchens in which unnecessary steps need be taken because of inconvenient arrangements is very low. In planning houses it often happens that the kitchen is the last room to be considered. On the contrary, it should be considered first, because the health and happiness of the family is dependent in very large measure, on whether or not the work in the kitchen be carried on successfully.

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the chafing dish in the beautiful dining room. If housekeepers could be induced to try this plan they might find that they could enjoy their daughters in their own kitchens. It is possible that there might come into the heart of both mother and daughter the joy of comradeship in doing together, in a pleasant way, in a pleasant place, things ordinarily considered prosaic. They might start their daughters in their own kitchens, bread, roasting meat, even in the deplorable work of washing dishes. They will not be compelled to step down out of their social circle because they enjoy the doing of these things, but will be all the more respected for their accomplishments. Some bright morning they may awaken to a realizing sense of the fact that they have no domestic service problem, for they think, with George Elliot, that they like a clean kitchen better than any other room in the house.

JUDGE REUNITES COUPLE

Induces Mother and Father to Forget Grievances and Return to Home Together.

As a result of the intervention of the juvenile court the marital difficulties of William H. Brisbane and wife may be settled and a reconciliation between the two effected. Both were in juvenile court Saturday morning when the question of the disposition of their three children came up and Judge Burton urged them to forget old grievances and for the sake of the children make up and go to living together again. For half an hour they were locked together in the judge's private office. At the close of the interview Mr. Brisbane indicated he was willing to take his wife back, but she would not give a final decision.

Mrs. Brisbane filed a suit for divorce several weeks ago. Her husband charged she left home with William Howard and went to living at Twenty-third and Pacific streets. He could not say there was anything improper in their relations, but he wanted the children taken away from her. About a week ago he called on his wife and when she refused to let him see the children he pushed open the door, picked up one of them and got away with it, his wife trying frantically to get possession of the child all the time. The sequel was the hearing before the juvenile court, which has not been finished yet. Mrs. Brisbane denies there was anything improper in her conduct and charges her husband did not support them properly.

RECEPTION TO LEONCAVALLO

Cardial Greeting Planned by Local Italians for Their Country's Celebrated Composer.

The Italian population of Omaha, which includes many of Omaha's best citizens, is much interested in the coming of the distinguished composer and pianist, Leoncavallo, the composer of "Pagliacci" and other operas. He is to lead the great orchestra from the La Scala theater, Milan, Italy, when it appears at the Omaha Auditorium November 12. In view of Leoncavallo's coming the Italian residents of Omaha are arranging for an appropriate demonstration in his honor. V. P. Chiodo, president of the Italian Society, and P. Colonna, John B. Conte and other Italian citizens are about to call a meeting for the purpose of taking steps to appoint a delegation to receive Leoncavallo on his arrival in Omaha and show him and the leading artists every attention possible. Father Colaneri, who is a great lover of music as well as a distinguished ecclesiastic, has expressed himself as greatly pleased with the idea of receiving Leoncavallo, as has also Father Stenson of St. Philomena's cathedral, who has more immediate charge of the Italian Catholics of Omaha.

STOCKING NOT A GOOD BANK

Four Place for Money, 'Thinks Nebraska City Man, Who Loses Forty Dollars.

Clyde Kelsey of Nebraska City has more pronounced views than some people on the wisdom of using one's stocking or sock for a pocketbook. Mr. Kelsey takes no objection to the tradition of hanging up the stockings at the merry Yuletide as a receptacle for old Santa's goodies, but when it comes to a fiscal depository Kelsey is unalterably convinced that a stocking is not the thing. A steel vault, fire and burglar proof, would, in his judgment, be far better. These convictions on the part of Kelsey, to be sure, were born over night; nevertheless he thinks they are based upon good reasons.