

TIMELY REAL ESTATE TALK

Flood of Transfers Reminds Old Land Dealers of Boom Times.

VALUES ARE ON MORE SUBSTANTIAL BASIS

Interest in Real Estate Circles Centers on Negotiations for Large Office Building at Sixteenth and Harney.

Many old-time real estate dealers of Omaha had their memories jogged last week and the hands of time turned back by the volume of real estate transfers recorded in the office of the county register of deeds.

The recent transfers were bona fide sales for valuable considerations and were not tax sales, technical transfers, husband to wife transfers, sales for the purpose of clearing titles or "wash sales."

The transfers Monday are believed to be the largest for the last fifteen years in comparison with the number of investment transfers and not in the value of the property conveyed.

In this connection it is reported that prices have never reached the level attained in the "boom" days except for some residence property and practically all business realty.

Real estate men of the present day deplore the fluctuations which place on property during the last boom, but are confident that the present age will witness a more substantial and lasting increase in values.

Large deals in real estate were few during the last week, although the demand and inquiry were good. Interest was centered during the first part of the week in the negotiations for the erection of the proposed six-story office building and store on the lot at the southeast corner of Sixteenth and Harney streets.

It was reported that the new building was to be built under an agreement that J. A. Swanson, formerly with the Berg-Swanson company, would take a lease for twenty-nine years at a fixed annual rate for store purposes and to pay rent on a basis of a valuation of \$2,000 a front foot on the lot.

The tentative plans for the new building were drawn, the contractors secured and ready to begin the erection of the building immediately under an agreement to have it ready for occupancy by September 1.

Negotiations are at a complete standstill, but it is probable that the difference existing between the parties concerned will be adjusted in the near future and the building go ahead as originally planned.

The action of the city health commissioner in ordering the cleaning of all vacant lots of the city, refuse and rubbish most with mingled favor and disfavor last week by real estate brokers.

Many real estate brokers expressed themselves as heartily in accord with the movement for cleaning up all the vacant lots of the city, while others objected to the increase in their work of caring for the property of their clients.

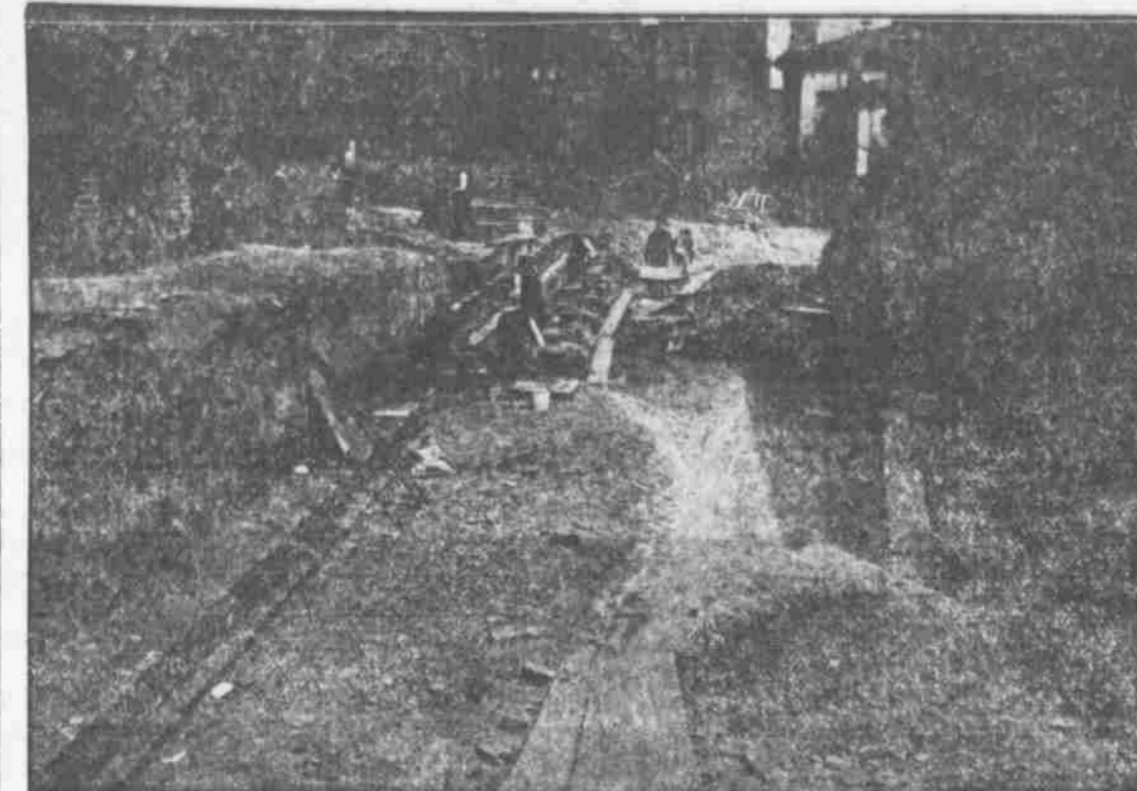
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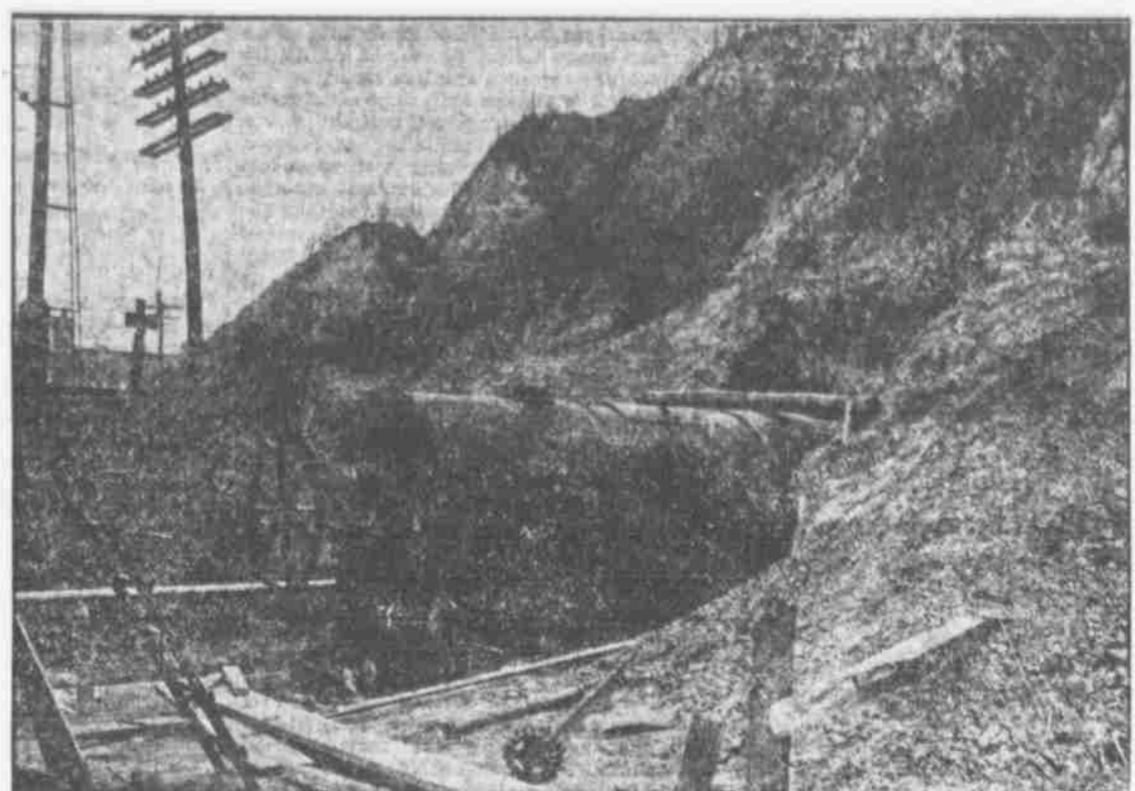
James H. Robertson, who is one of the officers of the Cudahy Packing company, has bought the large house and lot of Ernest H. James on the corner of Twenty-seventh and Woodruff streets for \$250.

William B. Merand, the dancing instructor, has sold his two-story frame house at the southwest corner of Twenty-seventh and Dodge streets for \$4,000 to Francis V.

Modern Building Operations Call for Departures in Methods of Digging



EXCAVATION ON DOUGLAS STREET, COLE & M'KAY MORTUARY CHAPEL.



SETTING THE MIXER FOR THE HYDRAULIC WORK AT SITE OF NEW HAAR MANN PICKLE WORKS

Wilson. The property was bought for a home.

John O. Detweiler, who recently bought the home of J. J. Gilson on Wirt street, between Twenty-first and Twenty-second streets, sold it to E. T. Yates, the druggist, for \$2,500, and has bought the home of Mr. Yates at the southwest corner of Twenty-fourth and Hinney streets for \$3,500.

After many years' experience in the ups and downs of the building business, the Thurgood hotel, at the corner of Fifteenth and Jackson streets, was leased last week for a term of five years by the Willow Springs Brewing company and will be entirely changed in character, as well as to enter a different class of trade.

The large lot at the northwest corner of Ninth and H street, which was bought last fall by Fairbank, Morse & Co., will probably be improved this summer by the erection of a large, fireproof office building and warehouse.

Oliver W. Mink of Boston, former comptroller and receiver for the Union Pacific, was in Omaha during the last week in the interests of the estate of the late Frederick L. Ames, which he represents.

A site is being sought for a new factory building for the Omaha Mitten and Manufacturing company, which is situated at present on the second floor of the building at 1212 Howard street.

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last week George & Co. sold a lot on Union of avenue, between Fifteenth and Fifteenth streets, for \$50 to Oscar F. Drefold.

The demand for homes of the character referred to by the agent has become acute with little prospect of its abatement.

Property in Halsey Heights, which is situated south of Benson, has met with really sale during the last week.

As an example of the manner in which small homes are snapped up by buyers in the present active real estate market, the house and lot at 305 North Seventeenth street, which was bought last week by painting, was sold a few days afterward to Mrs. Anna C. D. Broecker for \$1,000.

Contractor Joseph Kettner has been awarded the contract for the erection of the new home of W. S. Wright on the West Dodge street road, which will cost about \$15,000.

With the intent of establishing a large wholesale lumber yard in Omaha, H. G. Kranz of the Bowman-Kranz Lumber company of Sioux City was in Omaha last week and called on several real estate dealers.

"I wish to goodness I had 100 small houses on my list to rent and I'll bet you \$1,000 to a cake of soap I'd have them rented in forty-eight hours."

Sales of real estate for cold, hard cash have ceased to be a novelty to Omaha real estate brokers, and several transactions of this character were reported during the

trial will not open until May 2," said Mr. Richardson.

Working people all over the country seem to be interested in the outcome of this trial and I sometimes think more than in any trial ever held.

Theosophists are to vote on the nomination of Mrs. Annie Besant submitted to members of cult.

Kansas City, April 13.—An official announcement was received in this city today by a member of the local branch of the society of the nomination of Mrs. Annie Besant of Adyar, India, as world president of the Theosophical society to succeed the late Colonel Henry Steele Olcott, the former president of the organization.

Colonel Olcott, who was an old New York newspaper man and a veteran of the civil war, died recently following his return to India from Chicago, where he had attended the annual convention of the American section. The official announcement states that on his death he formally named Mrs. Besant, who had for years been his co-worker, to succeed him, a prerogative that he held.

Tests of concrete on new building of Carpenter Paper Company try strength of floors of steel and composition.

Another sale of business property made by George & Co. was that of the premises at 228 and 232 Farnam street, consisting of a lot 44x12 feet and occupied by a two-story frame building of stores and flats, for a local syndicate represented by N. P. Dodge Jr. for \$12,000.

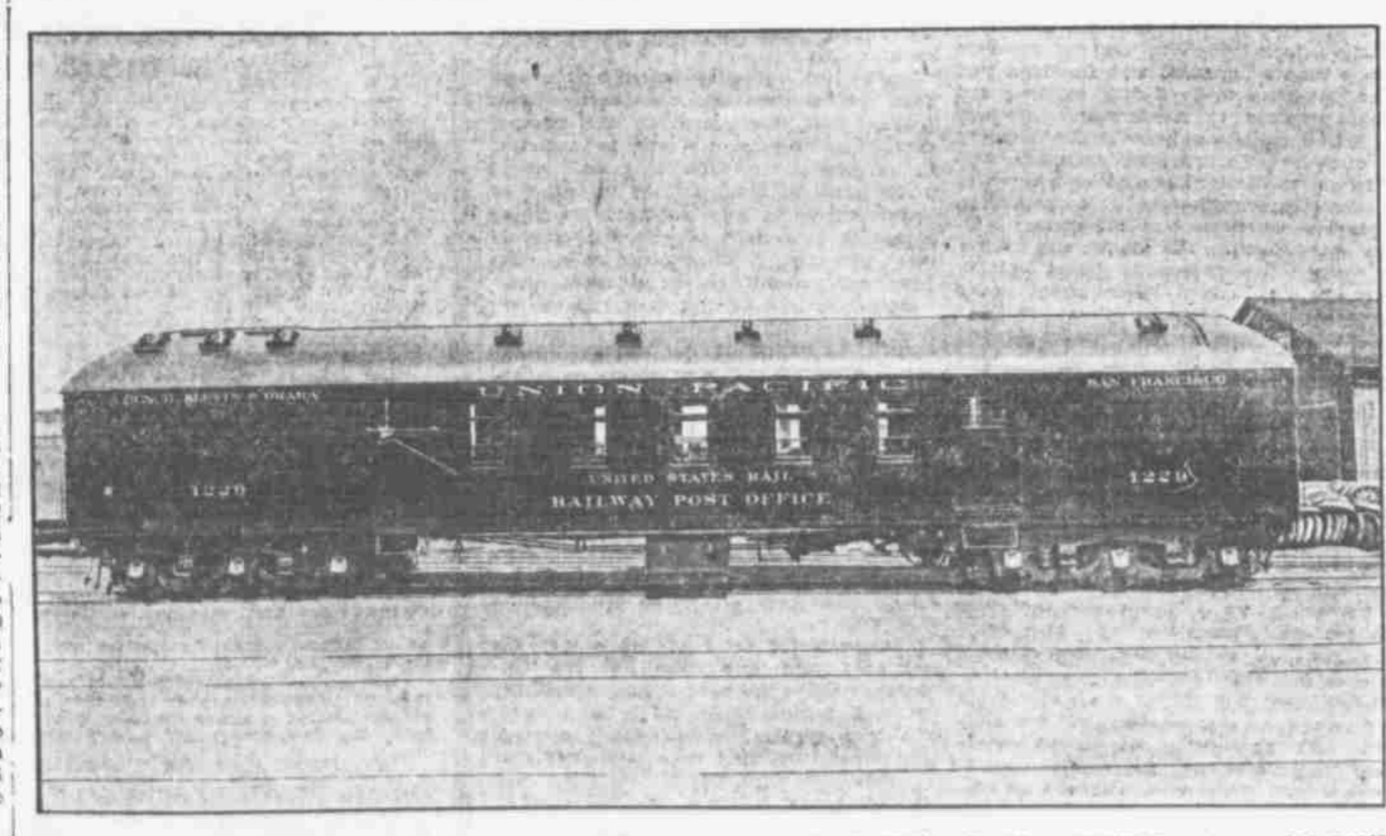
Tests are being made of the floors of the new building for the Carpenter Paper company at the southeast corner of Ninth and Harney streets by F. B. Burgess of Sioux City, who was awarded the contract for its erection.

Two carloads of brick are piled on each panel, which is a section of flooring consisting about 250 square feet, to test the rigidity and strength of the beams, which are encased in solid concrete.

A. P. Tukey & Son bought seven lots and small houses Friday from O. P. Davis & Co. for about \$2,000 and sold four of the houses to J. H. Marsh within a few hours.

Sales reported during the last week by the Payne Investment company: The lot and seven-room house at 923 North Twenty-seventh avenue, to Joseph Youssen, the tailor, for \$5,000; the Jacob William house at 818 South Twenty-ninth street, to Abraham Blotky, for \$3,500; the lot and house at 278 Webster street, for Charles Clifford to Frank Klaba of Humphrey, for \$2,500, as an investment; 3318 Maple street, for J. J. Perkins of Montana, to J. A. McDermott, for \$1,500; a lot at Twenty-seventh and Webster streets to F. M. Naylon, for \$600; a lot at Sixteenth and Madison streets to John M. Johnson, for \$1,500; a lot at Thirty-second and Franklin streets for \$100 to Gust Carlson and a lot at Fortieth and Franklin streets to H. R. Stringer for \$500.

Departure in Car Construction by Union Pacific



NEW ALL-STEEL MAIL CAR JUST BUILT AT THE OMAHA SHOPS OF THE UNION PACIFIC RAILWAY COMPANY.

Hundreds of Omaha people visited the new all-steel mail car built by the Union Pacific which was placed on exhibition Wednesday near the headquarters building at Ninth and Farnam streets, and all were unanimous in declaring it a model of construction. This car was built at the Omaha shops under instructions of A. L. Mohler, vice president and general manager of the Union Pacific.

SYNDICATES BUYING LAND

Two Deals for Investment Completed Saturday by Omaha Parties.

Company Building Warehouse for Carpenter Paper Company Try Strength of Floors of Steel and Composition.

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SARATOGA HAS GREAT CHANCE

Worming Promoters Believe the District Will Become the Very Rich.

E. F. Richardson, attorney for the Western Federation of Miners, is in the city, with E. M. Cobb of Chicago, president of the Saratoga & Encampment railroad.

"The road starts at Waiilat, 150 miles west of Cheyenne," said Mr. Cobb, "and goes south to Encampment, a distance of forty-five miles. We are building it as an outlet for that copper district and have the road graded twenty-four miles south from Waiilat and the ties laid. The rails have started to arrive. The road should be completed by August 15."

When asked what he thought of the chances of a large output of copper from that district Mr. Cobb replied: "We are showing what we think of it when we are willing to gamble \$3,000,000 in building this road that it will hold out. We are sure there is plenty more or we would not be building that road."

"Saratoga is destined to become one of the leading health resorts of the country because of the hot springs which are there. It already has a large patronage, but nothing to what it will be when the road is completed."

E. F. Richardson, who accompanied Mr. Cobb is a brother of J. F. Richardson, who was well known in Omaha as local representative of the Pullman company. Mr. Richardson is the leading attorney in the defense of Mayer, Haywood and Pettibone in the murder charge against them, which is soon to come on for hearing in Idaho. He has just returned from defending Steve Adams in northern Idaho.

"I expect to be in Boise May 1, although

CORBIN'S BUILDERS HARDWARE TAKES THE LEAD

We Carry Everything in BUILDERS' HARDWARE and CONTRACTORS' SUPPLIES

JAS. MORTON & SON CO. 1511 Dodge St., OMAHA, NEB.

Wall Paper Specials

Biggest bargains ever offered in Wall Paper. A great money-saving event for thrifty householders.

SAM NEWMAN 109 S. 14th St. Telephone Douglas 43.

JOHNSON PLUMBING AND HEATING CO. IS NOW LOCATED AT 1412 Howard Street Plumbing, Steam and Hot Water Heating

ATTENTION! Home Builders

That's it exactly. How much attention are you giving the furnace for your house? It's strange isn't it that a man will put three to five thousand into a house and let the heating contract to the lowest bidder, regardless of what furnace he puts in or how he does the work.

John Hussie Hardware Co. 2407 Cuming St. "If you buy it of Hussie, it's right."

The Best Paints and Varnishes

We are city agents for the old, reliable Sherwin-Williams' products. This firm has been manufacturing Mixed Paints at Cleveland, O., for nearly 50 years and during all this time their products have been considered the standard by the trade.

Sherman & McConnell Drug Co. Cor. 16th and Dodge, Omaha.

Wolfe-Lovett Electrical Co.

Still doing business at the old location 1804 Farnam Street Will remove soon to 1810 Farnam Contracting, Repairing and Supplies Douglas 1414.

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