Agricultural Department Exp's ins Advance in Farm Land Vatues.

CHANGE IN BUSINESS SECTION A PROBLEM

Switch of Commerce from One Part of City to Another Causes Rise and Fall of Valuetions.

An explanation of the advance in the value of farm lands given by the Department of Agriculture in a recent report, and based on 45,000 answers to inquiries, is in teresting as an economic study of general real estate conditions. Farm land has increased in value throughout the whole country more than 38 per cent since 1900, as reported by the experts of the department, and this is such an astounding fact that an explanation is important. An extensive and exhaustive analysis is made of the situation and many reasons given for the unprecedented advance, which may be divided into stable reasons and artificial rea-

Among the stable reasons are: Rural free delivery; electric railways and good roads; the movement of townspeople to the counthe pressure of population and the scarcity of free land; better and cheaper transportation and market facilities; better culture methods, better fertilization,

The rise in value from these causes may be regarded as permanent and, to the extent to which they have raised values, these values will endure, but other causes are amigned, which may prove only temporary, such as: A series of good crop years; inpreased prices for farm products and the decline in the rate of interest in farming communities. These causes naturally fellow in the wake of the other causes and are but secondary. Impofar as values have advanced because of speculative or semispeculative purchases, because of temporary plenitude of money and a succession of good crop years, it may prove a fictitious advance.

The farmer has profited to a great extent if permanent values have risen even half of 38 per cent in five years, and probably far beyond the increase in the prosperity of any other one class of persons.

The increase in values of farm land, by sections of the country, has in five years been as follows:

The southwestern states, 40 per cent; western states, 40 per cent; south Atlantic states, 36 per cent, and north Atlantic states, 13 per cent.

Measured by the crops that the land produces, cotton land showed the largest increase, with 48 per cent; hay and grain land followed with an increase of 35 per cent, and live stock farms, 34 per cent.

Among the many problems confronting real estate dealers and investors is the Farnsley has purchased a lot on Templeton great change that has taken place in the retail and wholesale districts of Omaha. an investment. Delbert C. Rich has pur-Property in the retail business district which was bringing 2 or 3 per cent a year Pinkney on which he is now building a on the investment and hard to rent at modern home. J. W. Kingston has purany price is now yielding an income which chased a modern house at 2967 Martha ranges from 7 to 25 per cent, and the sup- street for a home. M. J. Shehan has purply of business buildings for retail pur- chased another lot in Summit addition, adposes is so small that several retail mer- joining the lot owned by him, on which he chants have been forced out of business will build a home. Frank Martin has purrecently because of their inability to secure chased the lot at the southeast corner of p. m. No. 8, the Los Angeles Limited, will suitable sites.

Contrary conditions, however, prevail place for an investment, with regard to the supply of buildings for wholesale purposes and a large district, ing idle, with little hope of their immedi- month resulted in many sales. ate rental.

leading wholesale firms of Omaha.

Sealers that these buildings are now vacant from the Byron Reed company by the rebecause they are old and ill-adapted to the modern methods of transacting business, but they are also without trackage facilithat a large area of vacant buildings has trees planted. been made.

this district is objected to because it would dith, at Nineteenth and Dodge streets. entail many grade crossings intersecting the street railway tracks with consequent danger from collisions.

smaller than any this year and the most unfavorable experienced for many months.

district toward the establishment of a the part of the street railway company, but it is hoped that these objections can be removed by an agreement not to do any switching of freight cars across the street railway grade crossings during the hours of street car traffic, all cars to be moved in and out between 1 and 4 a. m.

Complaints are heard on all sides from real estate dealers regarding the condition of the market during the month of May. To a certain extent business has been almost paralyzed, notwithstanding that extensive advertising has been done universally in an effort to counteract the unfavorable weather conditions. It is reported corner of Fourteenth and Pine streets on that the inquiries from prospective in- behalf of Aaron G. Weinstein from Charles vesters have been very numerous, but diffi- Stegger at the reported price of \$3,362. Mr. culty has been encountered in closing up Weinstein bought the property for investpending deals.

Many new residence and suburban subdimonth and placed on the market, with the Lafayette avenues, through W. H. Gates,

Real estate brokers are now convinced W. G. Shriver reports the following sales that weather conditions play a most im- made during the last ten days: A house portant part in their business and the con- and lot at Forty-fourth and Farnam streets attions existing in Omaha have been dup- for \$3,000 to Mr. Wegman, for a homef a floated in nearly all other large cities of house and lot at Twenty-fifth and Parker

TIMELY REAL ESTATE TALK Two of the Handsome Homes That Adorn the West



HOME OF G. F. BUTLER, 1834 SOUTH THIRTY-SIXTH STREET

Several Revisions in Time Schedules

of Union Pacific Are

Announced.

Additional time changes for the Union

ounced to be effective June 9. Overland

Pacific trains to and from Omaha are an-

Her than now. No. 7, the Los Angeles Lim-

ited, will leave for the west at 12;55 p. m.,

almost an hour earlier than now. No. 9,

The principal change and that in which

Omaha and the entire state of Nebraska

formerly left Omaha at 7:45 a. m. This

train will now be the midnight train from

Omaha to Denver and will leave Omaha

at 12:10 a. m. No. 12 will leave Omaha at

7:40 a. m. and will connect with trains to

The Overland Limited from the west will

arrive about an hour and a half later than

formerly, reaching Omaha at 9:40 p. m. in-

stead of being scheduled to arrive at 8:18

as at present. No. 4 from the west will

Portland train and will reach Omaha at 5

Limited, instead of behind it as at present.

No. 16 is the California train and will reach

the South Platte country

in Omaha at 7:45 p. m.

over an hour.

the fast mail, will leave at 8:50 a. m.



HOME OF J. N. HASKELL, 121 SOUTH THIRTY-SIXTH STREET.

made to the new sections opened up and streets for \$95 to E. M. Wellman, who appearances are a factor in the sale of real bought for investment; a cottage and lot BEST WAY TO RUN RAILROAD at Nineteenth and Spruce streets for \$1,000 to Mrs. Altman, for a home; one-half of a

modern house on twenty-third street, just near Pacific Junction, Ia., for \$4,500, south of Laird, for a home. Charles W. Martin has bought the beautiful lot at the MORE CHANGES IN TRAINS northwest corner of Fifteenth and Spencer, on which he will build a bungalow at once. H. D. Rice has bought a lot in the new Kountze reserve on which he will build a ome. Mrs. John M. Klein has purchased a north front lot on Spencer street in Sulphur Springs addition on which she will at once build a modern home. Brailey & Dorrance have purchased a lot at the southeast corner of Nineteenth and Cum- Limited No. 1 will leave for the west at ing on which they will build a building for \$555 a. m., an hour earlier than usual. No. their own use. W. F. Johnson has pur- 3, the China and Japan train, will leave at chased a south front lot on Spencer street 3:50 p. m., twenty-five minutes earlier than in Kountze reserve on which he with build now. No. 5, the Portland special, will leave a home. John A. Schultz has purchased Omaha at 4 p. m., twenty-five minutes eara south front lot on Lothrop street in the new block of Sulphur Springs addition, just opened, on which he will build a home. Duff Green has bought the large double brick houses at 2573 and 2575 Harney street for an investment. Soren Jensen has purchased a lot in Sheridan place addition on which he will build. Charles Snyder has purchased the new modern house at 2506 Templeton street for a home. Theodore street on which he will build a house for chased a lot on twenty-ninth street near Twenty-fourth and Wirt street in Kountze | reach Omaha at 9:15, ahead of the Overland

It is confidently believed that the ensu. Omaha at 5:50 p. m. instead of at 5 p. m. which was formerly the center of whole- ing month will witness a great impetus in as now. No. 12 is the Denver train and sale activity, now contains many large real estate transactions, as the few days of will reach Omaha at 6:50 in the morning. three, four and five-story buildings stand- pleasant weather had during the last and the Nebraska local, No. 14, will arrive

Real crinte brokers and owners are just beginning to realize the fact that much of their property in the former busy wholesale purposes can be assigned to two of many large buildings suitable for wholesale purposes can be assigned to two principal reasons, although subsidiary causes may enter into the situation in individual cases.

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The frozer of the viacons of the situation in the situation of Eighteenth and Martha streets to Patrick McElligott for \$1.025. The lot was owned by H. G. Wiggin of Krunville, N. The allow of trackage facilities, and the second is the sharacter of the buildings themselves.

This is a tract bounded by Harney, Jones, atthough the minimum that the situation is independent to the situation of the situation of the situation of the situation in the situation of the situation in the situation of the situation in the situation of the situation in the situation in the situation of the situation in the situation in the situation in the situation of the situation in the situation of the situation of

world and were formerly occupied by and Thirty-sixth streets, which were re- 3:47 a. m. today. The quake probably occently platted and placed on the market curred several thousand miles from Washby Hastings & Heyden, was formally trans- ington and consequently the amplitude of is said by many prominent real estate ferred to Hastings & Heyden last week the motion was comparatively slight. The

cording of a number of deeds. The large tract of land was formerly a cornfield and was bought last March by ties. Many of the firms, which formerly Hastings & Heyden for over \$35,000 cash. sccupied these buildings, are new occupyThe new residence section has been platted
and greatly improved by the installation apur tracks built to their sites and other of all modern conveniences. Water and firms are planning to build or move to gas pipes have been laid, the sidewalks more desirable locations, with the result have been laid and thousands of shade

The deeds to the property conveyed title

Some real estate brokers report that the frame building at 1220 Douglas street to folk, and Charles M. Mariey of the legal business during the last month has been Charles Gruenig for \$10,000. The sale was department of the Burlington, were form-The remedy for the prevailing conditions Gruenig, which gives him a solid frontage Barnes, as the chief justice of the court is now in a fair way of solution, however, of eighty-eight feet. The lot is twenty-two was unable to be present at the ceremonies. as it is possible that a concerted effort feet on Douglas street and 133 feet deep to may be made by property owners in this the alley, being occupied by a one-story of the district and county courts, as well number of spur tracks into the district. a barber and shining shop. The building present and many of the alumni. The movement has met with objection on will be torn down to make way for the The degree of bachelor of laws was conconstruction of a one-story brick store ferred on James P. Boler, M. Joseph Donthe near future.

> The large lot and house fronting south on Cass street between Twenty-first and Twenty-second streets, which was formerly owned by Dr. Andrew B. Somers, has been sold for \$6,500 to Jennie Diamond. The property was sold to Harry Reuben by Dr. Somers and consists of a large, two-story

L. Berka & Son bought two frame cottages and a double lot at the northeast

Charles E. Williams of Los Angeles has visions were formally opened during the sold his home and lot at Porty-seventh and result that the sales were somewhat dis- for \$1,900, to Adam Worsham, and it will be used by the buyer for a home.

made it difficult for improvements to be vestment; a lot at Eleventh and Arbor

Heyden: W. G. Dunn has bought the new an investment, and an eighty-acre farm Union Pacific Operating (filmiala

Prof. William Hill of University of Chiengo Political Economy Department Will Talk Education of Railroad Man.

The second annual meeting of the opis the most interested is No. 11, which wn views.

The special feature of the evening session on the opening day is an address by Prof. Williams Hill of the department of polttical economy of the University of Chicago on the subject of "The Education of the Railroad Man."

Program in Full. MONDAY MORNING SESSION.

arrive at 9:40 as now, and No. 6 will be the

AFTERNOON SESSION. These changes are made in accordance 2 p. m.—Subject: "How to Effect Fuel Sconomy on Locomoratives." (a) Should with an agreement with all the western

8:30 p. m. Address by Professor William Hill of the department of political economy. Chicago univers "Subject: "The Education of Railroad"

TUESDAY MOI AG SESSION.

3 a. m. Bubject: "Employment, Development and Promotion of Men in the Operating Department." Committee: H. L. An-

total duration of the tremors was slightly

Recent sales reported by Hastings & lot in South Omaha, as an investment, for Furpose of Fecond Annual Meeting of

TWO DAYS' SESSION AT COMMERCIAL CLUB

erating officials of the Union Pacific will be held in the Comercial club rooms June 17 and 18, for the discussion of papers prepared by the chairmen of the various committees as shown in the program that follows. The topics are open to discussion and the committees need not conform with the ideas as expressed by the chairmen. Advance copies of the chairman's papers mittees and they will discuss either affirmatively or negatively according to their

9 a. m.—Subject: "Negligence." Commit-tee: Dr. A. F. Jonas, chairman; S. J. Peterson, W. C. McKeown, E. S. Van Tas-

Sell.

9:45 a. m.—Subject: "Recent Railrand Legislation. Committee: Edson Rich. chairman: C. J. Lans. A. W. Scribner, W. S. Basinger.

10:30 a. m.—Subject: "Operating in Connection with Tenant Lines. Committee: Charles Ware. chairman; Edson Rich. A. T. Palmer, William Jeffers, W. R. Cabill.

11:35 a. m.—Subject: "Catering to the Traveling Public." Committee: F. E. Lewis, chairman; W. H. Murray, W. C. Francis, H. G. Kaill.

12 M.—Adjournment.

AFTERNOON SESSION.

Howe, David Bell, George F. Davis,
12 m.—Adjournment.
2 p. m.—Subject: "Train Dispatching."
Committee: A. F. Vick Roy, chairman; L.
H. Korty, H. E. Richards, J. F. Clabaugh,
2:45 p. m.—Subject: "Bad Order Freight
Cars, Causes and Cures." Committee: R.
Rivett, chairman; B. Julien, D. H. Brees,
H. Stovel.
2:75, p. m.—Subject: "Georgal Conditions H. Stovel.

3:30 p. m.—Subject: "General Conditions
Affecting Design of Freight Yards." Committee: C. C. Post, chairman; A. Taylor,
C. C. Cornell, G. C. Curtis.

4:15 p. m.—Subject: "Block Signaling on
Single Track." Committee: J. C. Young,
chairman: W. C. McKeown, J. P. Carey.

MODERN WOODMEN MEMORIAL will be furnished the members of the com- Camps Will Pay Their Annual Tribute to the Dead at Hanscom Park Sunday.

> The Modern Woodmen of America camps Benson will hold their annual memorial exercises at Hanscom park Sunday, Rev. Frank L. Loveland of the First M. E. will be furnished by the Modern Woodmen quartet and Greene's band. The full ritualistic services of the order will be carried

Preceding the exercises at the park a parade will take place through the down town streets. Formation will be at Fifteenth at Douglas streets at 1:30 p. m., and several degree teams and hundreds of members of the order will form the pro-

Early in the morning committees from the various camps will visit the cemeetries and decorate the graves of deceased Wood-

FUNERAL OF P. M. PECKHAM One of Oldest Settlers Near Century Mark in Laid to

Rest.

The funeral services of the late Perry M. Feckham were held Saturday afternoon at Calvary Baptist church, Twenty-fifth and Hamilton streets. They were conducted by Rev. E. R. Curry, pastor of the church, assisted by Rev. J. W. Conley of the First

Baptist. The pallbearers were George A. Wilcox, A. Mapes, S. V. Fulling, L. D. Holmes, G. that vicinity, and the Enquirer of that date W. Douglas and L. Householder. Interment was at Forest Lawn cemetery.

Mr. Peckham died at the home of his Park avenue. He was one of the earliest

derson, chairman; Charles Ware, A. D. Schermerinorn, H. W. Sheridan.

9:45 a. m.—Subject: "Ways and Means of Decreasing Cost of Locemotive Repairs, Including the General Usage of Locemotive Repairs, Including the General Usage of Locemotives on the Road as Well as in the Shep."
Committee: A. W. Wheatley, chairman; C. B. Smyth, Joseph Roberts, G. H. Likert.
10:30 a. m.—Subject: "Weighing Freight, Return of Scrap Handling Cars With and Without Waybills." Committee: H. J. Stirling, chairman; J. H. Stafford, A. Taylor, J. J. Sherlock.

11:15 a. m.—Subject: "General Conditions Controlling Waier Stations Where Pumpling is Necessary," Committee: C. B. Watson, chairman; A. J. Wharf, J. H. Womersley is the only one remaining of his adopted children. He has been a helpiess in the Shep."

12 m.—Adjournment.

13 m.—Adjournment.

14 m.—Adjournment.

15 m.—Adjournment.

16 m.—Subject: "Team Dispatching." invalid for a great many years.

District

LOOK BACKWARD FOR WEATHER

Recollections of Bygone Years When Overconts Were Worn in June.

and damaged crops was brought up to an interesting point on the floor of 'change in Cincinnati through the recalling by James A. Loudon, one of the oldest active grain merchants in that city, of the destructive frost which visited this country on May 17, 1859, forty-eight years ago. "There are few who recall that frost,"

The prevailing talk about the late frosts

he said, "but I have a very distinct recolof Omaha, South Omaha, Florence and lection of it. That season, or spring, like the present one, had crops and produce coaxed out early with mild, warm weather. Then came a sudden turn cold, which rechurch will deliver the oration and there sulted in the blighting frost forty-eight will be addresses by several prominent years ago. From the Mississippi river east, members of the Modern Woodmen. Music and you must remember there was nothing west at that time to amount to anything crops were blighted. Prices Jumped with leaps and bounds, and flour was shipped from Philadelphia to Pittsburg, and from New York to Buffalo. Farmers, thinking that their crops had been ruined, went into the market and bought flour. I remember having an order for 200 barrels of flour, which I sold at a profit of \$1.50 a barrel. After the exeftement had died down there came a period of excellent growing weather

and crops were resown." The frost of May 17 was not the last for that season. On June 5 there was a heavy frost, and the river column of the Enquirer

"The decks of steamers were ornamented with this white mantle, which left the impression that even the most vigorous fruit must have been destroyed."

The editorial column of June 7 said: "The severe cold weather which was evperienced in this vicinity on Saturday and Sunday, June 5 and 6, and which created a necessit for fire great coats, has, as we feared, done much damage to the crop, We hear disastrous accounts of it from Cleveland, Zanesville, and other places where the fruit was badly injured and the young corn destroyed."

By June 11 word had reached this city from Pittaburg of great damage done in carried the following extract from the Pittsburg Dispatch: "Fruit is seriously damaged by heavy frost on Sunday night. adopted daughter, Mrs. Dr. Womersley, 1001 An extensive grower of grapes in this vicinity estimates his loss at \$3,000. Another settlers of Nebraska, coming to the state residing near East Liberty, says his apples in 1854 and locating at Believue. He was and peaches are mainly, if not completely,

from Philadelphia and its vicinity of another severs frost which was experienced on the night of June 16, doing much damage to fruits and crops. Before these late disastrous frosts there was every indication of the most abundant harvest the country has seen for years. The damage they have done is incalculable, The same day there was a clipping from the Advertiser of Rochester, N. Y., which,

ruined. The apples were frozen at the

stems and dropped off by thousands when touched by the sun. On the south side of the river the gentleman describes the country as having the appearance of a land scorched by fire, so severe was the

This wave of cold seems to have crossed the mountains and extended to the Atlantic

coast. An editorial in the Enquirer of Sunday, June 12, says: "We have accounts

after reciting the heavy frost and general damage, described some of the efforts which had been made to protect flowers and tender plants. It said: "The paper and 1 cloths with which the plants were covered took the dew, froze solid, and became shoets of ice around the tender plants." The same day the weather report said that the day before "was so cold that overcoats had to be worn."-Cincinnati En-





and Woodwork. wears like Coment—Dries over night with Brilliant Gloss. Contains no Japan or Sheliac. Write at once for Free Booklet, Color Card and List of Dealers. Trial Can Free (send 10c to pay postage). Enough for a Chair, Table or Kitchen Cabinet.

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Members of the First Class of Creighton Law School Distinguished members of the bench and

bar of Omaha and the state were present Wednesday evening at Creighton institute It is reported that the owners of the from Rev. Francis J. Collier and wife of on the occasion of the annual commencebuildings are willing to remodel them to Woodstown, N. J.; Rev. F. J. Collier and ment exercises of the Creighton law school. meet the changed conditions, but hesitate Mary C. Denise, widow of Dr. J. C. Denise, Seven members of the class of 1997 received when it appears hopeless to secure tracks. and Miss Hettle Collier, who lived for many their sheepskins after three years of studi-The building of several spur tracks into years with her slater, Mrs. Annie C. Mere- ous work, and degrees were conferred by the president of the university. Father Dowling, and the dean of the faw school. One of the important transactions in T. J. Mahoney. These graduates, together downtown business property during the with Arthur G. Abbott of Grand Island, last week was the sale of the lot and old C. K. Barnes, son of Judge Barnes of Normade through W. R. Homan and W. B. ally admitted to practice before the su-Meikle and the property adjoins sixty-six preme court of the state of Nebraska, the feet on Douglas street now owned by Mr. oath of office being administered by Judge Nearly all the members of the judiciary frame store building, which is occupied by as the supreme court of the state, were

C. JOSEPH MCAFFREY.

building, which will be so constructed as to nely, Edward F. Leary, George H. Merten, admit of additional stories being added in C. Joseph McMurphy and William A. Schall by Father Dowling and Dean Mahoney,

frame residence and a full-size lot.

the country. The backward spring has streets to S. B. Shirk for \$1,500, as an in-



WILLIAM A. SCHALLA



M JOSEPH DONNELLY.





EDWARD F. LEARs.



GEORGE H. MERTEN.

MAMES P. BOLER