

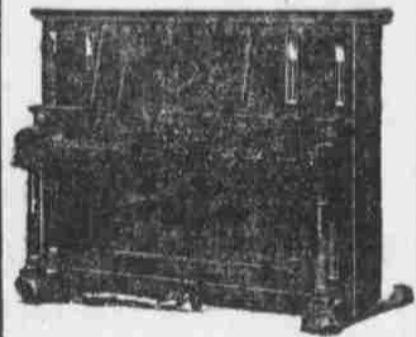
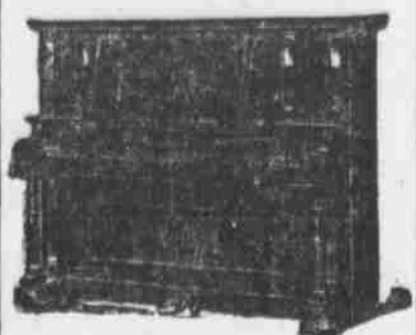
PIANOS The Greatest Sale of High-Grade Pianos Ever Held in the State of Nebraska

IN order to recuperate ourselves as Omaha's most reliable and best known Piano Dealers and in recollection of the fact that we had an unfortunate fire recently which originated in our Piano Department, and which for some moments threatened the destruction of our magnificent building—we have moved the entire remnant of our Piano and Organ stock to a very convenient salesroom

403 S. 15th St., Ramage Block

Opposite Orpheum Theater

wherein we will close out every fire or smoke tainted Piano in stock at time of the unfortunate fire.



Every Piano Absolutely Guaranteed To Be as Sound as a Bell in Tone and Action, and Thoroughly Dependable.

The Pianos We Offer at This Temporary Location

MAY BE SLIGHTLY MARRED, SCRATCHED OR SCORCHED, BUT NONE ARE DAMAGED SO FAR AS UTILITY OR QUALITY OF TONE ARE CONCERNED. WE MUST CLOSE OUT EVERY FIRE-TAINTED INSTRUMENT WHICH WAS IN OUR POSSESSION AT THE TIME OF FIRE, AND START IT WITH A BRAND NEW, COMPLETE, PERFECT STOCK.

- Chickering & Son, Ivers & Pond,
- Everett, Bach, Gilbert & Co.,
- Packard, Bradford,
- Mendelssohn, Starr, Sterling,
- Schirmer & Beck, Harvard,
- Remington, Huntington,
- Richmond, Kohler & Campbell,
- Vose & Sons,
- UPRIGHTS and GRANDS.

Meantime: One-Half Price, One-Third Price and One-Fourth Price on all instruments wholly unharmed.

The Insurance Companies paid up promptly and liberally, therefore, these extraordinary Bargains:

\$500.00 Pianos for	\$280.00
\$475.00 Pianos for	\$235.00
\$450.00 Pianos for	\$225.00
\$400.00 Pianos for	\$195.00
\$350.00 Pianos for	\$180.00
\$275.00 Pianos for	\$135.00
\$250.00 Pianos for	\$120.00
\$225.00 Pianos for	\$110.00

Second-hand Pianos, Pianos taken in rental, Organs, strictly new or second-hand, offered at what they will bring.

Easy Payments Easy Payments

Out-of-town buyers are especially invited to attend the most extraordinary Piano Sale ever known in the history of Piano retailing.

Every Piano in the Slightest Degree Hurt by Water Has Been Shipped Back to the Factory from Whence It Came.



The Bennett Company

TIMELY REAL ESTATE TALK

What Omaha Dealers Who Went with Boosters Found Out.

GATE CITY LOOKS GOOD TO THEM

Comparison of Real Estate Values and Trade Conditions Are All in Favor of Omaha at Present.

Interesting comparisons of real estate values and general conditions in Omaha and the northwestern states visited on the recent Boosters' excursion were given last Wednesday at the regular meeting of the Real Estate exchange by President R. P. Bostwick, Secretary Harry Tukey, R. C. Peters and William Dermody, who participated in the excursion. Many statistics of value were garnered by the four Omaha real estate dealers, one of whom is actively interested in the sale of western lands. Mr. Bostwick gave a brief account of the trip and the work accomplished on behalf of the exchange. He said that property values, both residence and business, appeared to be higher in all the cities of the northwest and coast states than they are in Omaha. This condition was particularly evident in Seattle, which is nearly twice as large as Omaha, but apparently not on as firm a foundation in regard to stability of present conditions. It was also said that the Seattle real estate business is in a great measure dependent upon the condition of the market for mining stocks, and that a recent slump in the stock market seriously curtailed investments in real estate as compared with previous years.

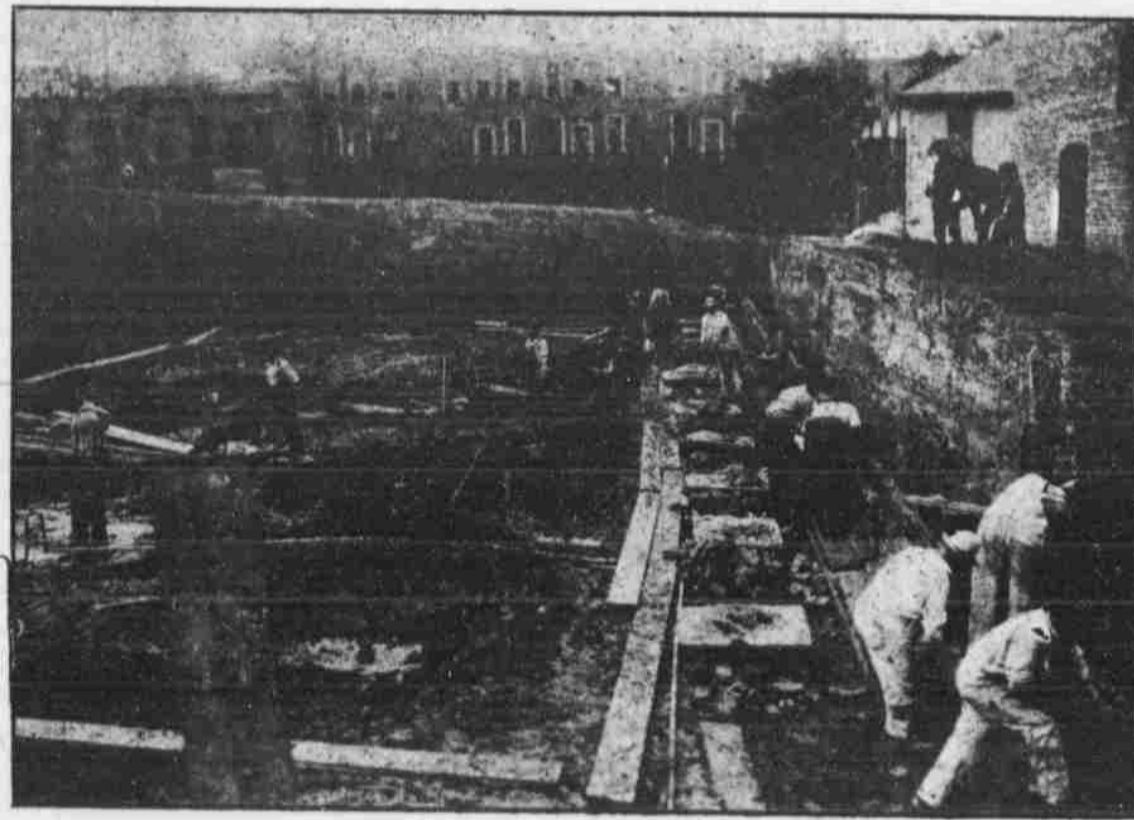
R. C. Peters said that only one city visited, Portland, had made a favorable impression upon him with regard to maintenance of real estate values. His observations were gathered principally with a view of advancing money for investments in the cities visited, and he was of the opinion that the other cities had had too much growth of the mushroom variety; had been "boomed" too hard without adequate and developed resources to sustain the present inflated conditions, with the result that loans are more safe on Omaha property than any place with the possible exception of Portland.

Mr. Dermody received favorable impressions of the future for the semi-arid lands of the northwest with the development of irrigation projects and that the jobbing interests of Omaha will find that a profitable field for action in extending their trade. The Boosters traveled through hundreds of miles of land now under irrigation and intensive farming methods, showing wonderful results, but Mr. Dermody says it is his opinion that Nebraska farm land will show equally good results if the same methods of cultivation are used.

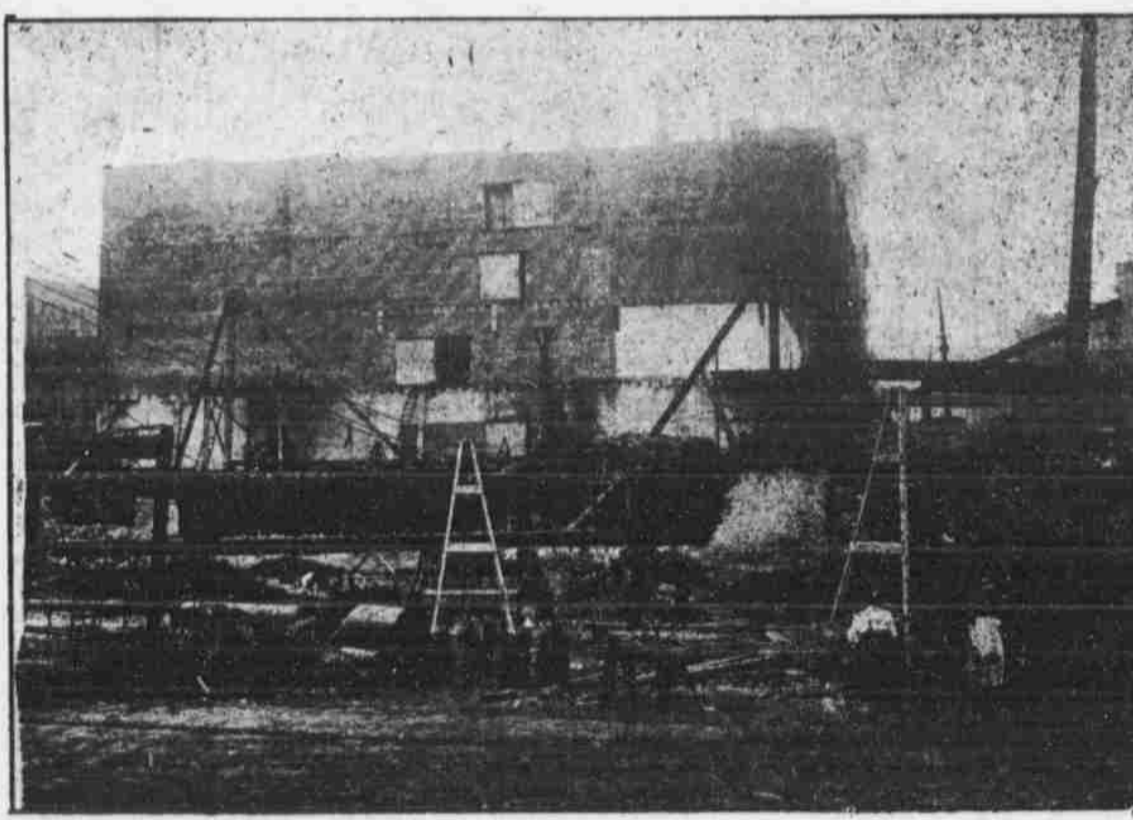
During the ride last Tuesday toward Omaha, through western and central Nebraska, the Boosters' enthusiasm ran high over the beauty of the Nebraska land. "This is the finest agricultural country in the world," said one strenuous Booster. "Here's a place where things grow all day and all night without irrigation or bug sprays. This for mine. It has the whole west beat."

Again are complaints heard from real estate brokers bewailing the fact that business has not increased to an appreciable extent during the last week. All brokers

Excavations Where Soon Will Rise Fine New Hives of Local Industry



LAYING FOUNDATION FOR MAIN BUILDING OF THE INDEPENDENT TELEPHONE COMPANY



EXCAVATING FOR THE NEW PAXON-GALLAGHER COMPANY WAREHOUSE

are unanimous in the belief that inquiries for investment purposes are more numerous than ever, but no sales of any importance have been closed up, and much difficulty is met with in closing deals now pending, even when purchase money has been paid.

Few transactions of any size have been reported during the last week, even with favorable weather to aid the sale of property, which is the all important factor in business. Residence property is in great demand, but the speculative demand has diminished to a considerable degree with the possible exception of small speculative purchases of outside property. The small business experienced is due to several reasons, chief among which is the unfavorable weather prevailing this spring. This has had much effect upon all lines of business, causing general retrenchment to a certain extent, and thus decreasing the purchasing power of contemplative buyers as well as causing hesitancy on the part of prospective purchasers in increasing their commitments or investments in real estate.

The influx of outside capital into Omaha continues, and many sales are being made to nonresidents either for speculative purposes or with the intent of establishing residences in the city. This is one of the most encouraging features of the local situation at present, showing that few cities present better investment opportunities than Omaha. Better conditions are anticipated, however, in the near future with regard to general sales and all dealers are most optimistic as to the future.

The most important real estate transaction reported during the last week was the sale of the Pollock flats, near Twenty-fourth and Farnam streets, to John D. Creighton, who bought for investment. Mr. Creighton paid \$9,000 for the three three-story brick flats, which were built about twenty years ago by A. Pollock, a well known cigar manufacturer. The flats have

a frontage of sixty-six feet on the north side of Farnam street, adjoining the stores recently built opposite the Hamilton apartments.

Charles F. M. Morgan, a balliff in the district court, has bought the six-room modern cottages at 402 Nicholas street through Payne, Bostwick & Co. for \$2,300. The property was owned by James Calder and was bought by Mr. Morgan for a home. Payne, Bostwick & Co. also report the sale of one lot on Thirty-fifth street, immediately south of Leavenworth street, to Frank H. Breitig, whose home adjoins the lot, and gives him a large frontage on Thirty-fifth street. The lot was owned by Clarence M. Jones of Columbus, O., a client of Payne, Bostwick & Co., who has large real estate holdings in Omaha.

The house and lot of L. G. McLaughlin, near the southeast corner of Twenty-seventh and Grant streets, has been sold for \$4,000 to Henry Simonsen, who will occupy it for a home.

One of the recent transactions in fine residence property in the sale of the large lot at the southwest corner of Thirty-eighth avenue and Harney street to William J. Hynes for \$6,000 was closed up during the last week, when deeds were placed on record transferring the title to Mr. Hynes from Mrs. Clara S. Koutze, the widow of the late Herman Koutze. It is the intention of Mr. Hynes to build a costly residence on the newly acquired lot this season, which will form a material improvement to the West Farnam street residence district in which the lot is admirably situated.

One of the large wholesale buildings, lately occupied by the Byrne-Hammer company, at the southeast corner of Twelfth and Howard streets, which has been vacant for some time, has been leased for a long term by the Hayward Bros.

Shoe company, now at 1396 Howard street. The building is being partially remodeled for use by the Hayward company, which will take possession July 1, although it was originally built for use by the Morse-Coe Shoe company.

A. P. Tukey & Son have sold two more of the dozen houses near Twenty-second and Pierce streets recently bought by them from Russell & McKittrick. Most of the houses contain five or six rooms, with many modern improvements, and have met with ready sale. Two of the houses were sold last week for \$1,250 each to Joseph Orlando and Antonio Scallies, leaving but a few more to dispose of. Tukey & Son have also sold three of the four lots on which the tennis courts for the students of Brownell Hall were formerly maintained. A lot seventy feet wide was bought by John Krejci for \$1,750, and two lots were sold to Sarah Spariolo for \$1,250 each. A large lot seventy-five feet wide, near the southwest corner of Park Wild and William streets, was also sold by Tukey & Son to E. L. Benson for \$1,250, and the immediate erection of a large and modern residence is contemplated by the buyer.

The O'Keefe Real Estate company in the New York Life building sold to Mary B. Shook the southwest corner of Forty-second and Davenport streets to J. D. O'Connell, formerly of Portland, Ore. The consideration was \$2,500. The new purchaser will build two fine residences on the property, which consists of two lots.

As an investment proposition, real estate in Florence, the sixty little suburb north of Omaha, is coming rapidly to the front in popularity, and real estate transactions in Florence property have never been so numerous as this spring. Florence is getting the benefit of the wonderful growth which is legitimately coming to Omaha and the town offers all the desira-

ble advantages of the modern suburb, with water, electric lights and good street car service. The reduction of the through fare from Omaha by half to Florence has added materially in increasing the demand for residence property in Florence, as well as along the car line, and it has become a most desirable place for cheap homes. Boulevards have been opened to all parts of the town and its substantial development is assured.

Conner & Healey, real estate agents, report the sale of 1,400 acres of irrigated land in the Arkansas valley near Rocky Ford, Colo., for the reported price of \$8,100 to a syndicate composed of eastern Nebraska farmers and a few Omaha business men. It is said that the income derived from the rental of the property is about 20 per cent per year.

Nine lots in Halcyon Heights, which is a new residence subdivision southwest of Benson, have been sold by J. H. Dumont & Son for L. F. Crofoot to the Grove-Wharton Investment company. The consideration was not given. Mr. Crofoot bought an entire block in Halcyon Heights about two years ago, and the lots sold to the investment company were the last of his real estate holdings in the heights.

Mrs. C. C. Buchtel has bought a large vacant lot with a frontage of 66 feet on the south side of Cuming street, between Seventeenth and Eighteenth streets, for \$2,500 from F. D. Weed and is having plans prepared for the improvement of the property by the construction of three two-story brick flats and stores, to cost about \$10,000.

Fremont Benjamin, president of the Benjamin-Pehr Real Estate company of Council Bluffs, H. P. Benjamin and Carl P. Benjamin have formed a new corporation for the transaction of real estate business in Omaha and have opened offices in the Neville block, Sixteenth and Harney

streets. The new company is distinct from the Council Bluffs concern.

F. D. Weed has let contracts for the construction of a one-story frame cottage, to cost about \$1,500, on his lot at Twenty-fifth and Wirt streets, and another cottage similar in style at the southeast corner of Twenty-ninth street and Meredith avenue. The Wirt street house will be built by S. Rasch and the other by N. Hubbard.

Contracts were let Friday by George & Co. for clearing the new streets to be established in the residence addition, Patrick addition, recently placed on the market. The new addition contains fifty-two lots, of which twenty-three have been sold, and streets will be made from Twenty-fourth to Twenty-sixth streets and from Lake to Miami streets. The new streets are now covered with a dense growth of large trees and will be graded and paved as soon as the trees are removed.

FRUITS OF BOOSTERS' TOUR

Branch Houses Will Be Established in Northwest by Byrne-Hammer.

One and possibly three branch sample houses will be established in the northwestern states by the Byrne-Hammer company, wholesale dry goods merchants, as a result of the recent trip of the Omaha Boosters through that territory. T. C. Byrne, president of the company, and Dan Fuller, manager, participated in the trade excursion and have decided to establish immediately a branch sample house at Salt Lake City, with a representative constantly in charge. A full line of samples will be maintained and the firm is seriously considering the question of establishing similar branch houses at Seattle and Spokane.

EXCURSION RATES ABOLISHED

No Reductions This Year for Merchants' Season Tourists.

W. F. A. SENDS OUT THIS NOTICE

Attributes Its Action to the Enactment of the Two-Cent Fare Law by the Nebraska Legislature.

Officials of the Western Passenger association have notified John M. Guild, commissioner of the Commercial club, that reduced rates for merchants' associations cannot be granted in the future and the former practice will be discontinued immediately. Reduced rates were formerly given to merchants who came to Omaha on certain dates to buy their goods, increasing the revenue to the railroads as well as the sales of local jobbers and merchants.

Not daunted, however, by the unfavorable edict of the traffic association, the country merchants will still be induced to come to Omaha, and excursions for this purpose will be held from July 25 to November 1, under the auspices of the Omaha Jobbers' and Manufacturers' association, which will refund fares to all buyers who come to Omaha and buy goods of which 2 per cent of the value equals the railroad fare expended.

The adverse action taken by the Western Passenger association was had after a meeting at Chicago on June 12, and the Commercial club was officially notified of the result by a letter from Eben McLeod, chairman of the association. This action is said to be due to the recent inauguration of the 2-cent fare rate in Nebraska, and it had been anticipated by the Omaha Jobbers' association, as advertising literature has been prepared for distribution throughout Nebraska, Iowa, Kansas and the Dakotas, announcing the dates of the different merchants' excursions to Omaha and the concessions given in refunding the fare paid for this purpose.

GOOD SHEPHERD CONTRACT

Three New Buildings Designed by Latenser to Cost Sixty Thousand Dollars.

Contracts have been let to John Latenser, architect, for the preparation and plans for the construction of three new buildings to cost about \$60,000 at the Good Shepherd convent, Fortieth and Jones streets. The plans are now being prepared and bids will be taken for immediate construction within a few weeks. The plans provide for the construction of a two-story and basement laundry house, a large boiler and power plant and extensive stables, all of which will be of brick and situated south of the main convent buildings.

New and costly machinery will be installed in the new laundry plant, which will be a model of its kind, as an innovation in laundry construction will be followed. Instead of having two floors filled with machinery, causing clouds of steam to remain in the plant, which is to be 16,250 feet in size, the building will be two stories high, but with no dividing floor, allowing ample space for light and the dissemination of all odors and steam likely to cause discomfort to the operatives.

The building of the new power plant has become imperative, as the power generated by the present plant is entirely inadequate to the recent growth of the convent. The new stable will provide for the care of many teams and the upper story of the building will be used for rooms for the attendants.