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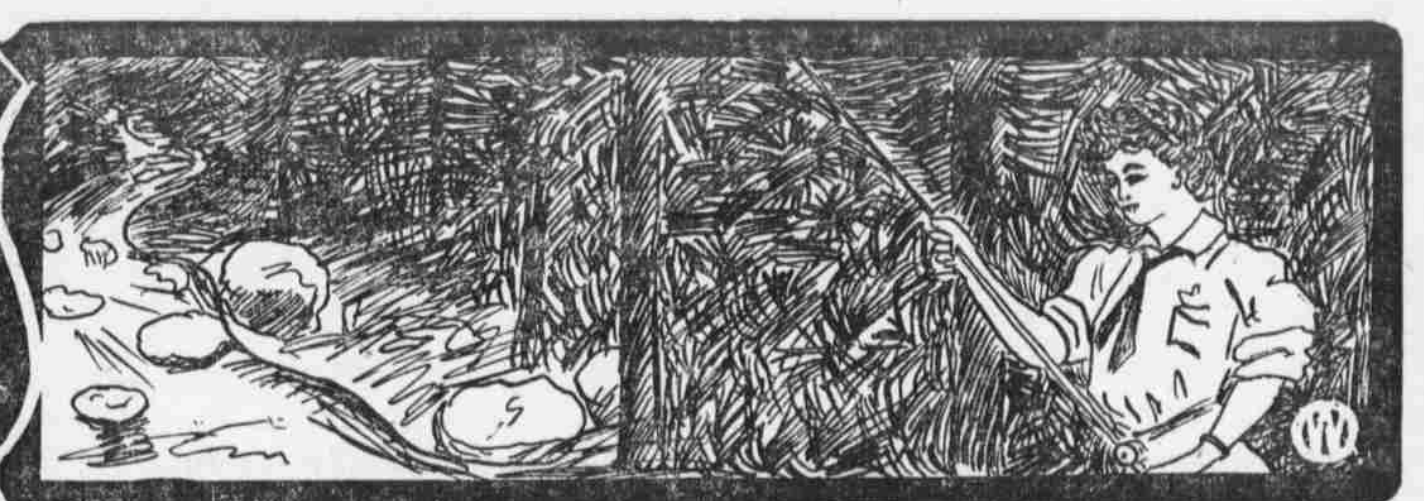
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TIMELY REAL ESTATE TALK

Week of Activity Sets Dealers in More
Hopeful Mood.

MANY TRANSACTIONS RECORDED

Several Sales of Note Reported and
a General Inquiry that Augurs
Better Than Ever for
the Future.

In contrast to the dull business reported by real estate dealers last week, the week just passed has witnessed unexampled activity in real estate of all classes and descriptions and the brokers are having hard times to find sufficient time to attend to the needs of their many and anxious clients. The principal activity shown has been in residence property, although many parcels of business realty have changed hands in the downtown section of the city.

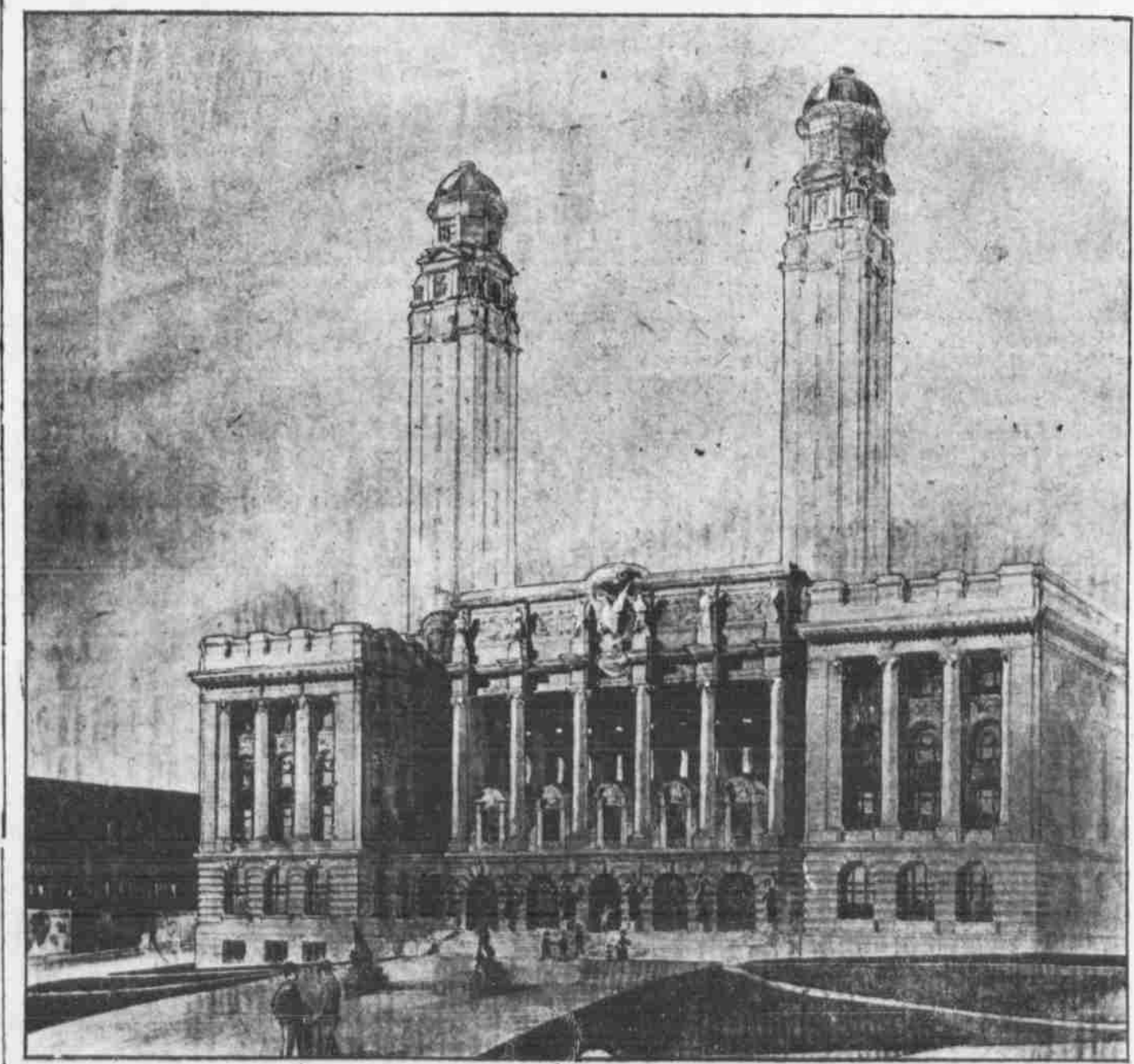
As indicative of the great and renewed interest taken by prospective investors in residence property, it is reported that nearly 100 lots in one newly platted residence subdivision were sold out after being placed on the market less than ten days. This instance was the new section known as Grant Place, which is situated in the Hancock park district, between Thirty-eighth and Fortieth streets and Wright and Bancroft streets. The tract was platted into 104 lots by Benson & Carmichael and placed on the market June 17, with the result that practically the entire tract has been sold out. The lots were moderate in price and nearly all will be improved immediately by the erection of modest homes, causing a great impetus in building in the southwestern part of the city.

In this same section near the Field club, at Thirty-fifth street and Woolworth avenue, four more modern residences will be built by R. C. Peters & Co. for investment purposes, for which plans are now being prepared by F. A. Henninger, architect. The new houses will be of original design and along the same general style of architecture of other houses erected for the real estate firm in recent years in this neighborhood.

Trackage property has also been in great demand during the last week and several deals are now pending for property of this class in all parts of the city. A new four mill is looking for a site with trackage near the extreme southern edge of the city and it is reported that another milling company is attempting to acquire a site in the same vicinity.

Rumors of the contemplated purchase by a theatrical syndicate of the Coad corner at Seventeenth and Harney streets, were the topic of conversation among real estate dealers during the last week. The corner in question has a frontage of 99 feet on Harney street by 112 feet in depth to the alley on the Seventeenth street side, and has been held at \$14,000. The lot is owned by John F. Coad, and no efforts have been made to sell the property, although scarcely a week passes that offers are not received for some purpose or another. The property has been handled, as has been the other choice vacant corner at Sixteenth and Harney streets by George & Co., who

What Douglas County and Omaha May Get



SKETCH OF FARNAM STREET FRONT OF NEW COURT HOUSE AND CITY HALL SUGGESTED BY ARCHITECT LATINER.

report that no definite offers from members of the theatrical syndicate or others have been made during the last week. It is reported that Mr. Coad now holds the Seventeenth street corner at \$14,000, the rise in price being made very recently, but it is deemed to be very reasonable when it is considered that the lot at the southeast corner of Sixteenth and Harney streets, which is owned by a local syndicate for speculative purposes, is valued at \$200,000. The Coad corner is the same size as the lot at Sixteenth and Harney streets and is considered to be even more valuable for many purposes.

Since selling the former site for the new car barns at Tenth and Dorcas streets to St. Joseph's hospital, officials of the Omaha & Council Bluffs Street Railway company have been in a quandary to obtain another suitable site for the barns, but have several sites under consideration for immediate

selection, as the construction of the barns is imperative and all is in readiness to begin the work as soon as the site is bought. Options have been taken on at least two prospective sites for the barns, one of which, at the northwest corner of Tenth and Bancroft streets is receiving the most favorable attention. An effort is being made to secure another lot adjoining the larger lot at Tenth and Bancroft streets, but opposition has been met with by the owner as well as the citizens in the vicinity, who strenuously object to the establishment of the barns at that place with the view that it will tend to reduce real estate values in the neighborhood. Plans for the new car barns have been completed by architects, contractors have been practically engaged and the new buildings, which will furnish shelter to the cars of the Farnam, Harney and Dodge street lines, will be ready for occupancy before fall, resulting in the abandonment

of the old car barn at Twentieth and Harney streets.

By the recording of deeds in the office of the county recorder last Tuesday complete title to the lot at the southwest corner of Eighteenth street and Capitol avenue was secured by the Fraternal Order of Eagles, which will build a large fraternal home on the lot in the near future. The property was bought several months ago from Mrs. Emily H. Doane, the wife of Judge Doane, for \$12,000, which was secured by popular subscription.

One of the important developments of the week in Farnam street property was the reported sale of a half block frontage at Twenty-ninth and Farnam streets to Jacob Bastian for \$15,000. The sale was negotiated through N. P. Dodge & Co. and was made at what many real estate dealers consider a very low figure. The

tract has 115 feet frontage on Farnam street, the consideration being only a little more than \$100 per front foot, and a depth of 120 feet on Twenty-ninth street, making a very choice and accessible corner. The tract is occupied by six stores and a cottage in the rear. The building was formerly the First Baptist church, then located at Thirty-fifth and Farnam streets, and was converted into a stove building after its removal to the present site.

Members of the Plattdeutscher Verein, one of the strongest German-American societies in Omaha, have secured an option on a large tract of land between Thirtieth and Sixteenth streets in South Omaha, between G and I streets, from N. P. Dodge & Co. for the establishment of a society amusement park. The option was secured for a sale at the reported price of \$7,000 and the deal will probably be closed within a few days, when it is planned to improve the park by the investment of about \$20,000 in buildings and landscaping. The tract contains nine acres, with a frontage of 60 feet on Thirtieth street and several buildings, including an assembly hall, a dance hall and picnic pavilion, will be erected, making it the most complete fraternal or society private park in this section of the country.

Among the developments of the week in West Farnam street residence property was the sale of the large lot at the northeast corner of Fortieth and Harney streets by the W. Farnam Smith company to Robert O. Knox, traveling salesman for the Proctor & Gamble company, for a nominal consideration. Mr. Knox will build a home costing at least \$4,000 on the lot in the near future.

Charles G. Ryan, a prominent attorney of Grand Island, has added to his real estate holdings in Omaha by buying the two-story frame house at 211 Woolworth avenue for \$4,500 from W. B. Meikle, representing the Provident Life Insurance company. The property was bought by Mr. Ryan as an investment and will be occupied by his father-in-law, M. Murphy, who formerly resided at Grand Island.

Property on the Florence boulevard has been extensively advertised of late, with the result that many sales have been consummated. The lots on the boulevard are becoming very popular for summer and even permanent residences, and many fine and costly houses have been erected or are in course of erection along the drive-way and popular thoroughfare. One lot directly opposite the large residence of Rome Miller on the boulevard was sold last week by Harrison & Morton to William Mumaugh, who will follow the example of his predecessors, who have bought in the vicinity and will erect a modern home on the lot next month.

T. J. Mullen has sold his home at 2233 Davenport street for \$3,500 and reinvested the capital by buying the two-story frame house of A. Theodore at 248 Poppleton for \$2,200.

Cuning street is rapidly gaining prominence as a business thoroughfare and transactions in real estate situated on this street for business purposes have been frequent during the last week. Bralley & Dorrance Nineteenth and

of the laundry, was sold to I. Herwitz for \$1,500. The lot will be improved by Mr. Herwitz, who is a harnessmaker, by the construction of a two-story brick harness shop. The sale was made through Robinson & Wolf, who have also sold the cottage at 1813 Burt street for the Byron Reed company to A. Siegel for a home at the reported price of \$2,500.

A neat five-room cottage at No. 308 Burdette street, containing all modern conveniences excepting heating, was sold for \$1,000 by Payne, Bestwick & Co. to James E. Almy, who bought for investment and will make improvements with a view to renting the property.

The Richard L. Metcalf home at 3340 Charles street has been bought by George G. Wallace, a well known real estate dealer, for a home. Mr. Wallace and his family have taken possession of the property, which was bought for \$4,000 from A. A. McGraw, who bought it from Mr. Metcalf. Mr. McGraw is manager of the Great Western Stove company and is now building a new residence, which will be ready for occupancy before fall.

Mrs. C. C. Buchtel has sold the large lot and four frame cottages at Twenty-first and Izard streets formerly owned by her for \$4,000 to F. W. Barber and has bought

unimproved property in the northern part of the city as an investment. The sale was consummated through N. P. Dodge & Co., which has also sold four acres of fruit land west of Fort Omaha for \$2,500 to Mrs. G. B. Walker. The tract was formerly owned by John Ruef. Another recent sale reported by N. P. Dodge & Co. is that of a vacant lot at Thirty-fourth and Blondo streets for \$500 to C. A. Peterson, who contemplates building a modern home on the property this summer.

The large lot and small cottages at the southeast corner of Thirty-third and Seward streets have been bought by Anthony Wilkinson from Mrs. Edith A. Garloch for \$12,000. The D. V. Sholes company sold the lot some time ago to Mrs. Garloch and it was improved by the construction of several frame houses as an investment.

Hospital Ship Escapes Taxes.
WASHINGTON, June 28.—The War department has published the information and guidance of all persons interested, the convention signed at The Hague December 21, 1904, between the United States and numerous powers, for the exemption of hospital ships in time of war, from the payment of all duties and taxes imposed for the benefit of the state. The convention was ratified by the president on October 16, 1906, and proclaimed by him May 21 last.



shown in above cut, east front, paved driveway, 500. No. 1026 South 2nd St. Tel. Douglas 720.