

TIMELY REAL ESTATE TALK

Steady Increase in Value of Omaha Property Noted.

RECENT INSTANCES OF INCREASE

Briggs Place Lots Bought for \$400 Are Held Against an Offer of \$2,500, and Other Cases Are Many.

The prediction has been frequently made that an advance in the price of Omaha property is certain within a few years, and some very good bankers have selected sections of the city where they believe the value of real estate will within three years be double what it is now.

F. D. Wead bought the holdings of the Chemical National bank of New York City in Briggs place four years ago. Among other lots, Mr. Wead bought five together and paid \$400 for them.

Hastings & Hayden report making the following sales during the month of the city during the week: John H. Bexten bought the new modern cottage at 2611 North Twenty-ninth street, consideration \$2,500.

In view of the constantly increasing values some of those who have property in Omaha as an investment are increasing their holdings. Among them is E. M. F. Leffang, who bought a building and lot on Cuming street recently for \$10,000 and brought his holdings of Omaha real estate up to more than \$100,000.

There is a tendency to invest in Omaha city property by sound business men, and even farmers, who are covering the banks up with money, are buying city property. With the present crop harvested the money will pile up in the country banks, and it is altogether likely that Omaha will attract many as a good place to invest money.

"Many eastern holders of Omaha property are being influenced to sell their Omaha holdings not at a loss, but to make something—and the buyers are almost always either citizens of Omaha or of Nebraska," says a dealer. "Gradually an immense amount of Omaha property is coming to be owned by the people of this state instead of the people of the east."

Nebraskans to buy Omaha property at every opportunity." F. D. Wead reports the sale of fifty feet adjoining the Potter plan on the east and near Thirty-third and Farnam streets to A. L. Meyer. The listed price of the property is \$1,500.

Some property in the Grand avenue section of the city is selling well and a number of new houses are in course of construction. Henry R. Oberholzer and John Lovelady are among those who have secured property in the vicinity of Fortieth and Ames avenue and the Grand avenue district within the week.

On Wednesday of last week Hastings & Hayden sold to John Shibly of Patfield, Neb., two new houses that they are building at Eighteenth and Lake streets. As an indication of the great demand for rental property, within twenty-four hours after the rent signs were put on these two cottages they were both rented, although neither is yet completed.

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T. C. Richardson has bought three lots on Pinkney street west of Twenty-second; Luis Tobin has bought a lot in Monmouth Park addition, consideration \$25; Oscar Regier has bought a lot in Collier Place; George B. Welty, four lots in Florence, consideration \$1,000.

PENSION SYSTEM FOR WORKERS

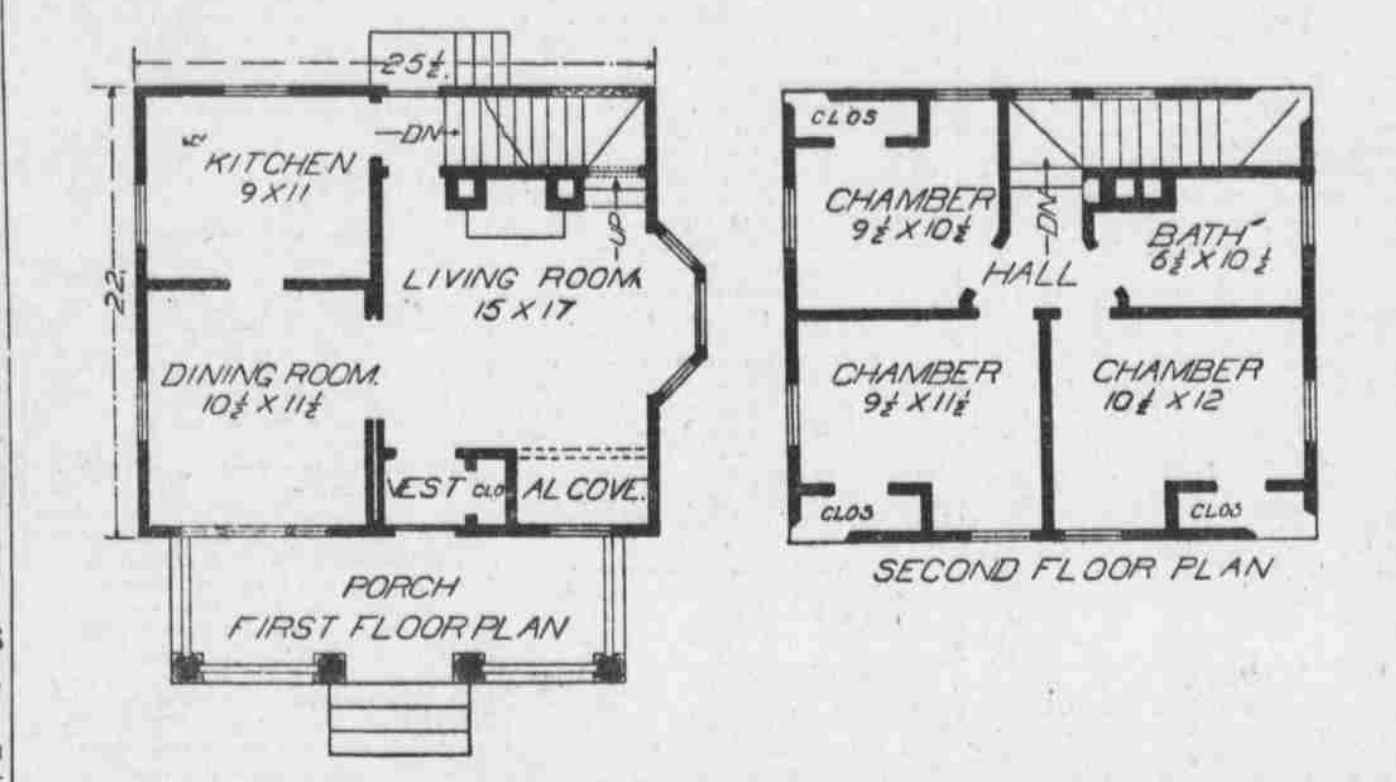
Features of the Plan Recently Inaugurated by the Harvester Trust.

A benefit association and a pension fund have been formed by the International Harvester company to provide its employees with an income when sick or disabled by accident, and of making definite payments to the families in case of death.

NEWS OF THE BUSY HOME BUILDERS



This Cozy Little Home is Well Adapted to the Needs of a Family of Six. First Story Siding or Shingles; Gable, Shingles. Estimate Cost \$2,000.



The Practical Side of Home Building

Arthur G. Claussen, Architect.

One of the important things to consider in the planning of a home is the proper location and plan of the main stairway. There are a great many ways in which this prominent feature, which is the first to greet you as you enter the home, can be designed, and it is to be regretted that there are more failures in the building of stairways, from the standpoint of convenience and beauty, than there is in any other part of the house.

partition one should always consider the fact that the door must swing open and not place the door in such a position when swung open it should support a good wall surface, which could be used for the piano, davenport, bed, bureau and other wall furniture. Wall lights should never be placed where a door would strike them in opening if swung clear back.

becomes just as much a part of the color scheme of that room as its wall decorations; in fact, have much to do with giving a proper hue to the latter. Just a word or two about the bathroom. This is probably one of the most ill-treated rooms in a house. It is always crowded in as though it were an after consideration. Of course, in a very small home, a small bathroom is entirely excusable, for the space is valuable for other purposes, but in a large home it is very desirable to have a good-sized bathroom, with plenty of room between the fixtures. It is a very good plan to place a couple thicknesses of solid paper wall lapped between the floors of a bathroom. The reason is obvious. A tiled floor, of course, is very desirable, but this cannot always be included on account of the expense. There should always be a wainscoting in the bathroom at least four feet high, but not of wood, for wood wainscoting in kitchens and in bathrooms are far from sanitary. By using a hard cement of plaster and painting it several coats of white enamel marked off in the shape of oblong tile, a very neat and durable wainscoting is obtained. Nickel plumbing can be obtained for about the same price as the old style lead plumbing and it looks far neater. It is, therefore, to be preferred.

MACHINE TO OPEN LETTERS

Invented by a Girl Whose Department Received Ten Thousand Letters a Day.

A patent for a machine which is guaranteed to open at least 400 letters a minute has just been granted to Miss Sophia Heilbrun of New York, who is not more than 20 years of age, and looks more like a school girl than one who puzzles her brain with the intricacies of machinery.

The Secret of Saving

Saving money is a pleasure if you have a specific object to save for. This is the secret of saving without a feeling of sacrifice.

If you borrow money from this association to build or buy a home, you have a definite object in view. You are not only paying for your home, and enjoying its comforts and pleasures while you do so, but are forming a habit that will assist you in striving for other things.

Our plan is practical.

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S. E. Corner 16th and Dodge Streets.

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G. W. Loomis, President. G. M. Nattinger, Sec'y.

W. R. Adair, Ass't. Secretary

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This fine, new house is located on the southeast corner of 18th and Spencer streets, has reception hall, parlor, dining room, kitchen, pantry and ice box room on the first floor; four bedrooms and bath on the second floor, and stairway to attic, where one or two more rooms could be finished. The reception hall, parlor, dining room and stairway are finished in oak, also the floors. Good vestibule entrance to reception hall. Full bricked up cellar, cemented, pressed brick foundation, high class plumbing and one of the best heating furnaces made. Cement sidewalks all around the house and the yard is nicely sodded. House is ready to move into. Will sell on terms of \$2,500 cash, balance \$2,300 a month, including interest, or will sell on smaller cash payment to good party. Will be pleased to show you through any time during the day or evening.

House will be open today from 3 to 5 p. m.

Hastings & Hayden

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\$6.00 Buys a White Enamelled Bath Tub. 600 "New Style" bath tubs, finest galvanized steel with the enamel baked on the inside, nicely painted on the outside, heavy wood rim, 48 in. long. Price includes nickel plated strainer and waste and fancy designed iron feet. Other sizes from 48 to 60 in. L200 seamless white enameled, cast iron, heavy roll rim bath tubs, in sizes from 4 to 6 ft. at prices from \$25.00 to \$30.00.

\$3.50 for a White Enamelled Lavatory. In assorted styles and shapes for straight wall or corner of room. Our price is for the lavatory slab, including waste plug, nickel plated overflow and brackets. Other styles including utility pipes, basin cocks and all nickel plated appliances, ranging in price from \$1.00 to \$2.00. We carry in stock at all times everything needed for general plumbing for a building of any kind. No other concern on earth has such an enormous quantity of brand new material for sale. From the cheapest to the very highest priced plumbing material, we have it all. Send today for our plumbing catalogue and everything required for a high grade job. Send today for our plumbing catalogue.

\$10.00 is Our Price on Steam and Hot Water This MODERN CLOSET HEATING APPARATUS. Sanitary, syphon acting, vitreous enamel lined, with a hardwood seat and tank, with nickel plated fittings and connections. Total price, \$10.00. All styles of closet hutch at prices less than cost to manufacture. Don't think of spending less than \$10.00 on a closet heating outfit until you see what we have to offer you. We guarantee to save you from 30 to 50% on heating jobs of every kind. Send us sketch or diagram of your house for our estimate. Our plans are of the most modern construction. Our book on Cold Weather Comfort contains useful information. Tells you every phase of the heating question. Sent free.

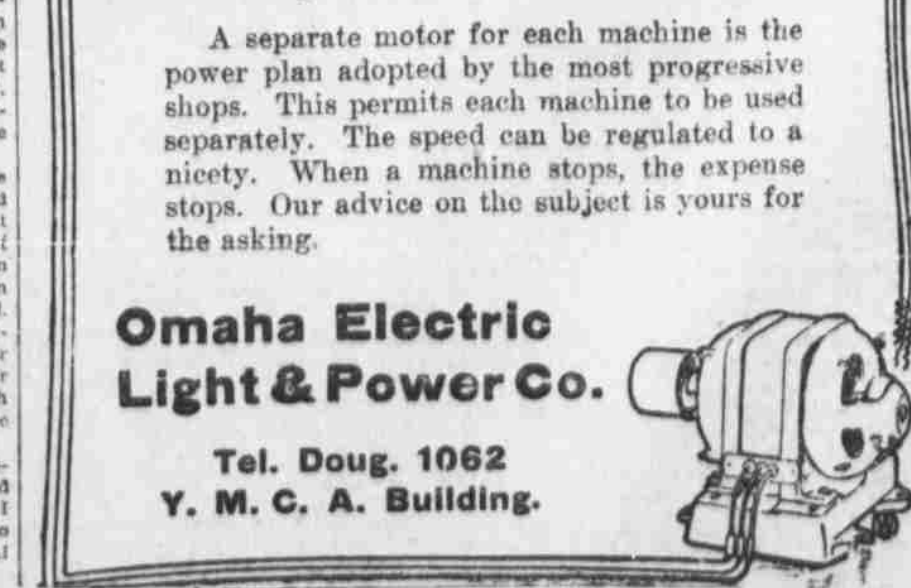
Our Book on Plumbing Material contains Charts, Drawings and Diagrams Shows how any ordinary mechanic can install our plumbing fixtures without using joints. Also tells how to secure perfect sanitation. We will send it free, if you mention where you have seen this advertisement. Write for it today. WE BUY AT SHERIFFS', RECEIVERS' and MANUFACTURERS' SALES. That's why we can sell you this material at such extremely low prices. No one else can complete with us. Absolute satisfaction guaranteed. You need have no hesitation in dealing with us. If you buy any goods from us not fully up to our description, we cheerfully take them back at our freight expense and refund your money. Due 500-Page Catalogue, No. A. F. 722 prices everything needed for the home, in the field, or in the factory. Includes Furniture and Household Goods, Office Fixtures and Appliances, Machinery and Roofing, Plumbing, Painting, and much more, everything under the sun. Sent free if you mention this paper. LOW PRICES 8003 At Bee Bldg.

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