

TIMELY REAL ESTATE COSSIP

Farm Sales Hold the Boards During Week, Reaching \$150,000.

LAND OF SAMUEL BEAN SOLD

Byron Reed Company Sells 300 Acres and Gets \$22,000 by Receiving Sealed Bids for Tracts Near Bennington.

While city property continues to interest the many, undoubtedly the greatest interest of the week has been in farm land, close at hand as well as out in the state.

Mary E. Bean, now living in Colorado, is the widow of Samuel Bean, an old settler of Omaha, who was a member of the firm of Bean & Hottel, one of the first grocery firms, located at 181 Douglas street, and afterward a member of the firm, Orchard & Bean, carpet merchants.

Mr. Levy sold a part of the land at once to J. R. Wardell, formerly of Bennington, but now of Benson, and Mr. Wardell sold a tract of his land to Claus Kuehl, who will move from his former home on the Lane Cut-off to the tract just bought and develop it.

Just an even \$100 per acre was secured by George E. Sufel of Wheeling, W. Va., when he sold 100 acres of land, adjoining the Colonel Pratt farms, south of Bennington, for \$10,000, to John Kunnemann of Douglas county. These sales, amounting to \$33,000, helped to swell the total for the week, which is said to be more than \$100,000 of farm sales, either sold by or sold to Douglas county investors.

For three weeks the Omaha Real Estate exchange has been trying to find out just how much is being sold in the county as taxes on mortgages. The figure has finally been secured. The exchange says \$30,000 is the amount, in round numbers, now paid by the holders of mortgages in Douglas

county. Then computing the amount which would be received through fees on the basis of the mortgages filed last year, the exchange says, \$28,000 will represent the figure. To make the argument still more conclusive, the dealers sought the amount paid in Lancaster county. Mortgage holders paid \$11,000 to the county treasurer at Lincoln last year. This is the amount filed during the year being subjected to the fee of 1/4 of 1 per cent, the county would have received \$15,500.

How much more taxes would Douglas county receive on mortgages if fees were paid at the rate of 1/4 of 1 per cent at the time the instruments were filed, than is now received when they are taxed—or when the owners dodge the assessors.

With the figures the counties are not losing as great an amount as it was at first supposed. The statement is frequently made by real estate dealers, citizens and taxpayers that not half the mortgages are turned in to the assessor. But according to the figures secured after hard work by the real estate dealers, Douglas county is losing about \$5,000 per year, while the tax shirker is cheating Lancaster county of just about \$4,000. This is the amount, says F. D. Wead. "The fee system seems simple. It gets the money and it relieves the assessor of responsibility."

"I would rather pay the 1/4 of 1 per cent filing fees out of my commission than to be compelled to make a list for the assessor each year, wrestle with my conscience to know just what should really be turned in and what should be held out," says E. A. Benson.

"New York state got \$5,000,000 in fees last year," says C. F. Harrison. "The Minnesota supreme court has held the law collecting fees instead of taxes to be valid and other states are substituting the fee system. I believe it is coming in Nebraska, as this is a progressive state."

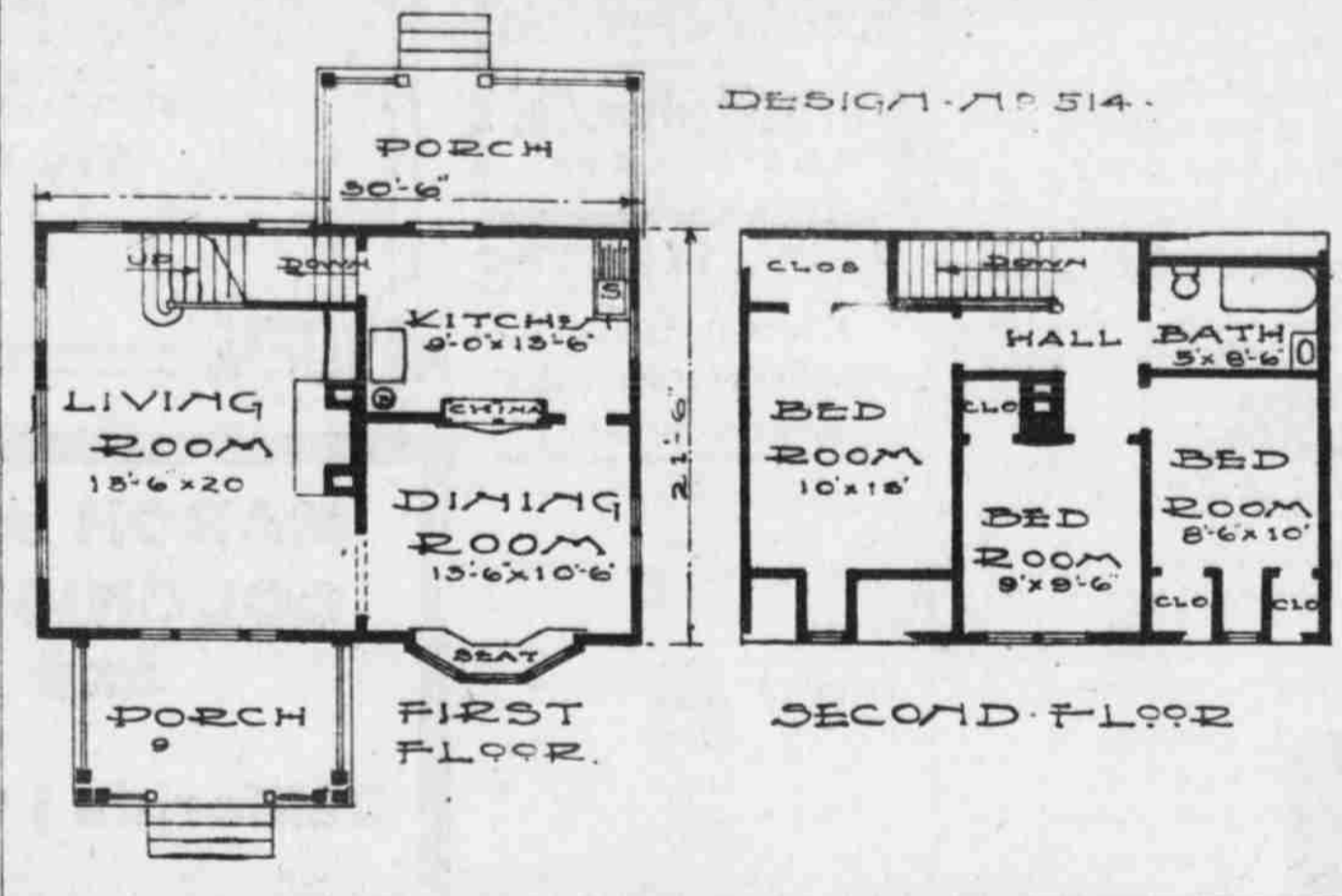
ROAD TO JOIN COLORADO LINE FILES CHARTER IN LOUISIANA

Purpose of New Road is to Connect Lake Arthur with Hill's New Organization.

BEAUMONT, Tex., March 5.—The charter of the Lake Arthur, Jennings & Northern Railroad company, capitalized at \$1,000,000 was yesterday filed at Lake Charles, La. The object of the corporation, as stated in the charter, is to construct a railroad from Lake Arthur through Jennings, to connect with some point on the Colorado Southern, New Orleans & Pacific railroad, a distance of about fifty miles. W. B. Conover is president, George B. Zeigler, vice president and treasurer; B. R. Bliss, secretary, and E. P. Fox, general manager. The road will maintain headquarters at Jennings.

Building Permits. E. A. Lundeen, Thirty-eighth and Wright streets, frame dwelling, \$900; John J. Sotarik, Ninth and William streets, frame dwelling, \$2,800; Mrs. R. Gilmore, Thirty-third and Fowler streets, frame dwelling, \$1,800.

NEWS OF THE BUSY HOME BUILDERS



Gambrel Roofed Cottages Arthur C. Clausen, Architect.

The gambrel roof has been the most popular style for a small cottage for several generations. The first examples of this style are found principally in New York and Pennsylvania. It having been very popular with the early Dutch settlers of those states, its close association with the early Dutch settlers has given it the somewhat misleading name of "Dutch Colonial," many of the details having been borrowed from the colonial styles of New England. The principal characteristic of the gambrel roof is the broken gable. The roof on the lower part of the gables being at a much steeper pitch than the upper part. It derives the name "gambrel" from the fact that the joint made at the intersection of the two slants to the roof resembles the gambrel joint on a horse's hind leg.

The roof on a cottage of this style has considerable to do with the design. Many a house has been given an awkward appearance through an unsymmetrical proportion of its gambrel gables. There is a certain relation of the upper slant of a gambrel gable to the lower slant. The proportion is not governed by any set rule, but depends upon the designers' judgment and eye for its proportions.

THE BEE'S PLAN OFFER

Through a special arrangement with Mr. Clausen The Omaha Bee is able to offer its readers the complete plans, details and specifications of the home illustrated on this page without charge for Mr. Clausen is the author of a well illustrated book, "Home Building Plans and Problems," containing besides many designs for modern homes and extensive articles on home building, over 130 designs for entrances, fireplaces, picture groups of windows, stairways, kitchen and pantry arrangements, etc. Special price to readers of The Bee, \$5 cents. Send all orders to Arthur C. Clausen, architect, 1001 Lumber Exchange, Minneapolis, Minn.

The gambrel look best if shingled on the flat face, even if the lower story is sided or of masonry construction. It also looks better to have the gables a different color than the lower story, unless the entire exterior is shingled, in which case the gables should be stained the same as the lower story, but never to match the roof. Since colonial details predominate in a cottage of this style the most appropriate color for the trim, the cornices, casings, porch, etc., is white, not a pure calcimine white, but a cream white or ivory white. The gambrel roof when used on a cottage is usually a compromise between a story and a half and a full two-story house, with the outside walls being unbroken from foundation to the second story ceiling. The broad gambrel gables allow for large full height bed-rooms and plenty of closet space—very little space under the roof is not utilized and the cost of a gambrel roofed house is always less than full two-story walls. Shorter studding is used a lot, and a lot of material is not wasted in a large attic. A large attic is no objection and is often utilized for a billiard room, servants' room, storage, etc., but when a man has only a small amount of money to put in his home, some of the luxuries that are not absolutely essential to one's happiness and comfort have to be omitted.

When the building of a large home by one whose means makes the financial consideration a secondary matter is of great importance, how very important, indeed, it is to one who has only the careful savings of many years with which to build a home. While the rich can build as often as they please, the average man builds but once. Gambrel roofs are sometimes used on top of a full two-story house, making the house practically three stories high. While there is some advantage in this fact where the extra space is needed, it is not advisable from the standpoint of design. The gambrel roof belongs to the low cottage type of home and not to a large house. The successful planning and designing of a gambrel roof house is far more difficult than the planning and designing of average small, straight walled, two-story house. The gambrel roof while simple in its appearance often presents difficult problems. The second floor plan and the design are inseparable—whatever affects the one decides the other. For this reason, the planning of a gambrel roofed house should always be left to the judgment of the experienced in the planning of this style of a home for incompetence (as far as the designing is concerned) on the part of builders is responsible for more un-gainly looking houses in the style than any other.

Swift Retribution. Slowly the lumbering coach toiled up the mountain pass. All at once it came to a sudden stop, and with a muttered curse the driver threw up his hands. "What is the matter?" asked one of the passengers, thrusting his head out. "I'm the matter, gentlemen," said the road agent, suddenly appearing. "I am engaged in the great and noble work of elevating the stage."

Quick as a flash the enraged passengers filled him full of lead. "They didn't mind being held up, but that ancient gag was more than they could stand"—Chicago Tribune.

Asbestos "Century" Shingles The Modern Roofing Slates Get Our 1909 Catalogue If it's made of Asbestos We've got it. Keasbey & Mattison Co. A. A. Avery, Mgr., Omaha, Branch. 1212-1215 Harney Street.

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FOR RENT -- APRIL 1st 3rd floor Paxton Block Now Occupied Women's Christian Association Will Divide to Suit Tenants. W. FARNAM SMITH & CO. 1320 Farnam St. Tels.—Doug. 1064; Ind. A-1064. ROOM 645 PAXTON BLOCK -- TEL. DOUG. 1893

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Building Shows Big Increase

Building operations are now upon such an extensive scale that they command attention because of the large and increasing volume of money which is finding its way into investment in this class of security. During the month of February permits were taken out in forty-four of the leading cities of this country, according to official reports of Construction News for the construction of 10,608 buildings, involving \$63,378,236, against 7,130 buildings for

Table with columns: Town, February, 1909, Bldgs., Est. Cost., February, 1908, Bldgs., Est. Cost., Gain, Loss. Lists cities like New York, Chicago, St. Louis, Philadelphia, etc.

The gains are phenomenal. The increase in New York City being upon a remarkable scale, permits having been taken out for 387 buildings in the month just closed, involving a total cost of \$19,581,353, against eighty-three buildings and \$1,838,550 for the same month a year ago, an increase of 361 buildings and \$17,742,803, or 175 per cent.

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EVERY FAMILY pays for a home, at least once. If you pay for your home through this Association you pay for it but once, and it is yours. If you continue to rent, you pay for a home every few years and it still remains the property of the landlord. ASK YOURSELF THIS QUESTION: Am I paying for my home, or for the landlord's? Omaha Loan & Building Ass'n. S. E. Cor. 16th and Dodge Streets. Assets \$2,257,000.00 Reserve \$57,000.00.

RATEKINS 100 BU. OATS Ratekin's Big Banner 100 Bushel White Oats—The biggest, prettiest, plumpest oat in existence. Side by side with common sorts they yield 100 bushels per acre where other sorts make but 25 to 35 bushels.

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