

WESTERN LANDS STILL BOOM

Experts Declare Tightening of Bankers Isn't Serious.

PRODUCTIVE LAND GOES FAST

W. W. Ait Declares There Will Never Be a Fall in Land Values—Another Expert Says Buyers Are Numerous.

Western lands are still moving, in spite of the shutdown on alleged extreme speculation in dirt by the banks. In western Nebraska especially the movement has been steady and the prospects are good.

W. W. Ait, who has recently sold his ranch in the Hyannis county, says that settlers are coming into that county quite steadily. "There is no big movement," said Mr. Ait, "but after a good many years spent there, and witnessing its ups and downs, I feel safe in saying that there will never be a backward movement in land prices. Old hands at the game have learned how to handle the land to the great advantage for crops and stock, and the newcomers are taking a leaf from the book of experience of the older settlers. The price of land is not varying to any great extent, but the trend is up."

Don Adams of the Shoshone agency, which handles Union Pacific lands, has just returned from a western trip with land buyers, and reports a reasonably good demand. "Of course, it is not what it was before the banks, perhaps inspired by eastern thought on the subject, began to tighten up on money that was to be invested in land. But we find no great trouble in getting a western buyer in Nebraska, Iowa and other states."

"Our main activities recently have been confined to eastern Colorado and Kimball county, Nebraska, where considerable land is changing hands. Some of this is re-located land, and some has been owned already, but the price is holding up well. In fact, there has been in the last year an increase in value of \$5 to \$8 an acre on much of it."

"Productive land is what most people want and in Kimball and Banner counties we have no difficulty in selling to men who have seen the land. It will range in price from \$12.50 to \$20 and \$30 an acre, where the promise is at all good, and I believe the new farmers will repeat the experience of the people who went into Cheyenne and other counties and made good."

There is no question but that the tightening of the money market had a bad effect on the land business, and as I view it the shutdown was quite unwarranted. But the cry came from the eastern interests that the banks could get more profit investing their securities rather than in western lands and some bankers leaned to that view quite strongly. They took the position, as near as we can figure, that speculation in land was going to an extreme, and maybe that is true of the so-called "wildcat" lands, but the investments in productive lands are solid. The movement even now is continuing and in common with other men investing western lands, including small investments in town lots, we are looking for no falling off in the demand; rather do we expect an increase. Our early spring business was the best in years and this fall's prospect is good enough to satisfy anybody."

Hugh McGowan of western Custer county says his part of the state was never in better condition than right now. "For a time it looked as if the alfalfa and corn might be disastrously affected by the dry weather long continued, but the rains came in good season to make everybody happy out our way."

Land Owners Make Good. These stories are but repetitions of what all Nebraska men from the outlying counties tell. "Those who stuck to the land have made good," says John Fredericks of Callaway in a letter to an Omaha friend. The Omaha man has some western land he bought years ago, and has just refused an offer to sell at almost double what it cost him.

Lively Times Are Looked For During the Fall Months. Probably the quietest week of the whole year in real estate circles has just been ended. With the return of many people home, the approach of fall on the calendar and the advent of milder weather, better things may be looked for. A prosperous fall is practically certain, the crops and better feeling assure this, and a considerable number of inquiries made last week in another index, although many sales from these have not yet materialized.

Agents Swarm Upon Farmers

Land Dealers in Large Number Show They Know Farmers Have Money to Spend.

As a very strong evidence of the general impression held by dealers in land all over the country that the farmers of Nebraska have money and are willing to spend it, a remarkable gathering of land sellers was encountered at a single hotel in a small town near Omaha Friday. There were nine agents representing sections of the country widely scattered in the gathering.

WEST FARNAM FOLKS ACTIVE Have Organized an Improvement Club to Carry Out Their Policies.

The West Farnam Improvement Association has come into being through the signing of articles by a large number of property owners and residents. Officers are yet to be elected and this will be done at the first annual meeting which will be held two weeks from Friday night last.

The articles of agreement aim at garages and billboards as well as stores, and it is understood that the movement which has just crystallized has affected a quietus on a garage project at Thirty-eighth and Farnam streets.

The officers of the association shall consist of a president, a secretary and a treasurer who, together with two additional members, all to be chosen at the annual meeting, shall constitute the executive committee.

SMOKE TRAVELS MANY MILES Travellers from Western Wyoming Report They Saw Evidence of Great Forest Fires.

Travelers arriving in Omaha from western Wyoming report they could smell and see the smoke from the forest fires that were devastating the country beyond their limits above mentioned, believed through the western end of that state and reports the smoke and smell of fire was in evidence for many miles.

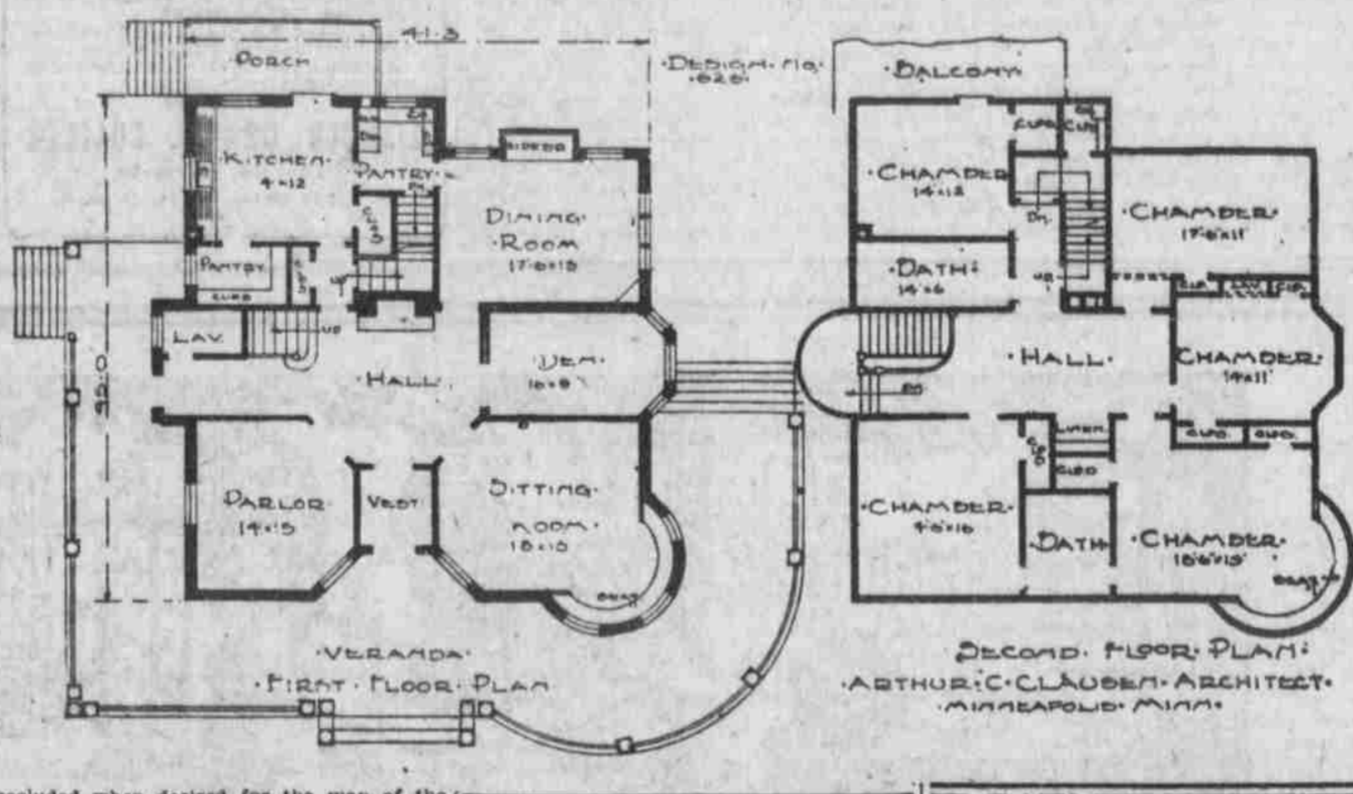
YOUNG MAN IS STOCK JUDGE John Howard Gramlich of South Omaha Makes Good as Judge of Live Stock.

John Howard Gramlich, a young man of South Omaha, who has been selected as one of the judges of live stock at the Nebraska and Iowa state fairs, has made a creditable record for himself.

The Large Family House



not be unnecessarily hot. It is a good plan, where space will permit, to have an extra room in the attic that can be used by the members of the family when there are more guests than the regular guest chambers will accommodate, and it is best to provide a bathroom on the third story.



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