

TIMELY REAL ESTATE GOSSIP

Outlook for Year in Realty Business is Reported Good.

MUCH INQUIRY IN FEBRUARY

March First is Big Day for Farm Transfers, Because It's the Day When Farmers Change Locations.

Spring real estate business is opening up in "good shape," according to the majority of Omaha brokers, who say they expect to do a larger business this year than last.

Members of the Omaha Real Estate Exchange are interested in the announcement that the highest price ever paid for property in the sister town of Kansas City was \$3,300 a front foot, paid for a piece of property at Twelfth and Walnut.

An Omaha real estate man who is widely read and well informed on current topics, says the camera is being much used nowadays in the building business, principally to prove the condition and progress of the work at any given time.

A glance at the list of farm transfers recorded on March 1 leads to the inquiry, on the part of the uninformed, "Why are so many farms sold on this day?" The answer is that the farms are not actually sold on that day, but as March 1 is the day which custom has set for the moving of farmers, the custom has also arisen of filing the deeds on that day.

T. G. Donohue has traded his residence at 315 Poppleton avenue for a farm in South Dakota. Mrs. Ida Neff acted as agent.

"Every real estate man should be required to take out a license before he is permitted to transact business and he should give a bond of \$1,000 or more to the state for the proper performance of his duties to the public as a real estate broker.

The following sales are reported by Hastings & Hayden:

Two one-acre lots in Garden Acres addition, northwest of East Omaha, to George Pease, \$200; two lots in Benson just north of the Country club to B. Stoffel, \$600; half-acre lot in Home Acres addition, to Harry H. Brown, \$1,000; lot in Sulphur Springs addition on Fourteenth avenue between Spencer and Emmet, to Hans E. Olsen, \$1,100; lot in Sulphur Springs addition to George Haverstick, \$1,100; to Mary Van Horn, a six-room modern house at South and Sprague streets, seven-room modern house at the southeast corner of Thirty-sixth and Dodge streets to Edward Treiler for a home, \$2,500; A. R. Wells purchased a lot on South Thirty-second street for \$2,500; southwest corner Twenty-fourth and Camden avenue to A. C. Peterson, \$200; two half-acre lots in Lawndale addition to H. A. Kinley, \$100; lot in Forest Hill Park addition on South Tenth street, to H. J. Wolcott, \$1,400; lot in Collier Place addition on Larimore avenue between Thirty-first and Thirty-second streets, to James Stears, \$415; lot in Shull's second addition, south of Leavenworth, to John Guade, \$1,000; lot in Shull's second addition, on South Twentieth street, to George Grubb, \$42.50; lot on South Twentieth in Shull's second addition, to Lillie Porter, \$52.50; lot in Shull's third addition on South Twentieth street, to Ida B. Winan, \$1,500, on which she expects to build a home; lot in Shull's third addition, to Charles E. Bruner, \$600; lot in Ames avenue second addition to H. Fadden, \$800; two lots in Shull's third addition to Charles H. Seeman, \$1,100; lot in Collier Place, on Larimore avenue between Thirty-first and Thirty-third, to Otto Gudath, \$425; lot in Shull's third addition to Mary Harrington, \$700; lot in Shull's second addition to Jerome F. Dimick for \$1,200; contract for bungalow to be built in Dundee between Forty-eighth and Forty-ninth streets, for Herman E. Gregory, \$1,000; four lots in Acme Gardens addition to Henry E. Cole, Mary Bollemier and Adolph Bollemier for \$1,000; lot in Shull's third addition to Frank Lwamato for \$500; lot in Shull's third addition to John C. Hivison, \$700; lot in Shull's second addition to Frank Damato, \$1,000; lot in Collier Place, between Thirty-first and Thirty-third, to Helen Noel, \$1,000; lot in Shull's third ad-

THE HOME BUILDERS PAGE

The Dining Room

By Arthur C. Clausen.

AS FAR back as we have historical record of home building, the dining room has been considered one of the most important rooms in the home.



MR CLAUSEN'S BOOK

"The Art, Science and Sentiment of Homebuilding." Thirty chapters, 300 illustrations. It covers a wide range of subjects, including the planning of bungalows, suburban and city houses, costing from \$2,000 to \$20,000.

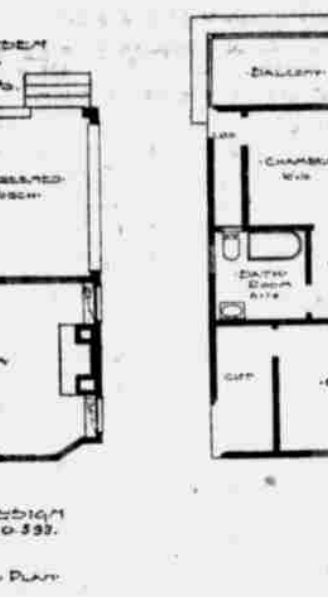
home builder is the fortunate possessor of a number of pieces of the decorated china, the plate rail affords the best means for displaying them.

Human nature is very much the same the world over, and, speaking frankly, the writer knows of no pleasanter sight than a dining room newly set, or being set with its cut glass, dainty china, ware, etc., when he is hungry.

The most prominent feature of the average dining room, aside from the table, is the sideboard. Sometimes it is too prominent. Sideboards, like some fireplaces, are so loaded down with useless bric-a-brac and ornaments that they detract from what might otherwise be a pleasant room.



pected to contain much in the way of china or dining room supplies. Drawers or cupboards in the lower part of the counter make a convenient place for table linen and silverware, but the upper part should have as its principle adornment a large mirror, with several pieces of fine china, cut glass or silver service.



REALTY VALUES GO UPWARD

Heavy Increase Shown in Figures Prepared by the Assessor.

FARM LANDS ARE ADVANCED

Gain in Some Suburban Districts Several Hundred Per Cent—Assessor and His Deputies Hold a Conference.

Fifteen million dollars increase in realty values in Douglas county since 1908, approximately, will be shown by the realty valuation figures of County Assessor W. G. Shriver, when they are returned to the Board of County Commissioners on the last Monday in May.

The assessor and his farm-land assessors, after carefully studying increased values, agreed the increase on farm lands shall be 20 per cent. This will be an increase from \$11,131,460 to \$14,408,520.

Gordon Buys More Land for Storage

With the purchase of a strip of thirty feet of ground on the east side of Eleventh street, between Capitol avenue and Davanport, N. A. Gordon of the Expressmen's Delivery company now owns the entire half block of ground, on a part of which the company's storage warehouse is located.

County Board and Contractors in Mix

The Board of County Commissioners yesterday refused to allow a claim of Caldwell & Drake, general contractor on the new building, for \$3,000 for work done during February.

SHERRY IS FLOODED WITH PRESENTS ON BIRTHDAY

John H. Sherry, president of the International Land and Development company, had a birthday yesterday. His only regret is that the happy event does not occur every day in the year.

A Lost Motion

"Madam President!" cried a club member. The president rapped sharply. "The member will rise when she addresses the chair."

Special Heated Rooms for Pianos

OMAHA VAN & STORAGE CO. ABSOLUTELY FIRE PROOF. Main Office—406 So. 16th. Branches—309 So. 17th & 1120 No. 19th Sts. Telephone Douglas 4163 and Tel. A-1335

No-Rim-Cut Tires 10% Oversize

Again a Trebled Demand

Men who know, used last year 409,521 Goodyear tires. That's more than were used in the previous 12 years put together.

This year's demand is three times last year's so far. That shows the result of experience.

No other tire compares in sales with the Goodyear No-Rim-Cut tire.

Are all these users mistaken? Or, are you mistaken when you choose another tire?

127 Makers Adopt Them

Motor car makers know most about tires. And 127 leading makers this year have contracted for Goodyear tires. That's twice as many as last year.

That is the simple result of experience. Over 90,000 of these tires have now been tested out.

They have proved their claim to cut tire bills in two—proved it a hundred thousand times.

No Extra Cost

These patented tires used to cost one-fifth more than other standard tires. That's true no longer. They cost but an equal price.

Tires that can't rim-cut cost the same as tires that do. Tires 10 per cent oversize cost the same as tires just rated size.

Avoidance of rim-cutting, as proved by statistics, saves 23 per cent.



THE GOODYEAR TIRE & RUBBER CO., Akron, Ohio

OMAHA BRANCH, 2212 FARNAM ST. Tel. Douglas 4190, Bell.

THE OMAHA BEE'S DIRECTORY of Automobiles and Accessories

Nebraska Buick Auto. Company Buick and Welch Cars... Lincoln Branch, 13th and F Sts.—R. S. KIDDER, Gen'l Mgr. Omaha Branch, 1512-14-16 Farnam St.—LEO RUFF, Mgr.

Rambler MOTOR CO., 2052-54 Farnam St., Omaha.

Stearns Wallace Automobile Co. MOTOR CAR 2203 Farnam Street

VanBrunt Automobile Co. Overland and Poppleton Hartford Connell Bluffs Ia. Omaha, Neb.

Apperson "Jack Rabbit" APPERSON AUTO COMPANY 1102 Farnam St.

MARION FOUR MODELS Prices—\$1,150 to \$1,700. OHIO ELECTRICS Marton Auto Company, C. W. McDONALD, Mgr. 2101-2103 Farnam St.

John Deere PLOW COMPANY Salesroom—Cor. Tenth and Howard Sts. Omaha, Nebraska.

FRANKLIN GUY L. SMITH PEERLESS HUDSON 2205-2207 Farnam Street

BOWSER Underground Gasoline System For private and public garages. L. R. Gintner, agent. Phone, Harney 0573.



YOU can buy a powerful six-cylinder Mitchell car for \$1,750; smooth running, easy riding, simple in construction; little trouble to care for and economical to operate.

Mitchell cars today will go as fast and as far and ride as comfortably as cars that cost three times as much; they are beautiful in appearance and are built for the man who can't afford to make a mistake.

Make a list of the things you want in a car, and see if you don't find all of them in the Mitchell cars. Two sizes in the flexible six cylinder; two splendid four cylinder models, and a handy and reliable two passenger runabout; each one ideal in its particular field of usefulness.

For 77 years our vehicles have given satisfaction; they'll continue to do so for another 77 years.

- Buying a Mitchell means knowing what you are getting. 7-passenger Mitchell-six, 6 cylinders, 60 horse-power, fore doors, tires 36x4 1/2. Price equipped \$2,250. 5-passenger Mitchell-six, 6 cylinders, 48 horse-power, fore doors, tires 36x4. Price equipped \$1,750. 5-passenger Mitchell thirty, 4 cylinders, 30 horse-power, fore doors, tires 34x4. Price equipped \$1,350. 4-passenger Mitchell thirty, 4 cylinders, 30 horse-power, fore doors, tires 32x4. Price equipped \$1,150. 2-passenger Mitchell runabout, 4 cylinders, 30 horse-power, fore doors, tires 32x3 1/2. Price equipped \$950.

Mitchell-Lewis Motor Company Racine, Wisconsin

Mitchell Motor Company 2050 Farnam St. Omaha, Neb.

This is the time FOR

advertising poultry, seeds and second hand farm and garden implements. Bee want ads cost only a few cents, but they sell what you want to sell. Read and use Bee want ads.

