

Fall Building and Furnishing Suggestions for the Home

TIMELY REAL ESTATE GOSSIP

Mrs. Grover Cleveland Preston Disposes of Her Omaha Property.

JULIUS ZELICKSON PURCHASER

Street Railway Company Pushing the Track Laying on Its Farnam Street Line—Many Sales Reported.

The last of the real estate in Omaha held by the former wife of ex-President Grover Cleveland was sold through Harry Wolf yesterday for \$1,500. It is a half lot lying between Fifteenth and Sixteenth on Cuming street. Julius Zelickson of the American Bottling company bought the property. It is said he contemplates building a branch of the bottling works there soon.

Mrs. Frances Folsom Cleveland Preston was heir to valuable land holdings in Omaha. She was a granddaughter of J. M. Folsom, who, with his brother, acquired much property in and about Omaha in the early days. The Folsom brothers lived at Tekamah, in Burt county, but invested in Omaha lots, especially along Cuming street and other spots in the city that were at that time thought to be the coming locations. In the last fifteen or twenty years various pieces of this estate have been sold, many of them for large sums of money. They have brought her a neat fortune. The last of them was transferred yesterday.

In about ten days more with favorable weather the Omaha Street Railway company will have completed on west Farnam street one of the best jobs of track construction in the city. Tracklayers completed the laying of rails on the north track to Fortieth street Thursday night, while the gang uncovering the south track reached Thirty-ninth street at the same time. Tracklayers are followed closely by the ballasting crew, those by the concrete mixers, next the sandhogs and lastly the paving bricklayers. Teams are hauling new sand taking away old materials. Comparatively little delay to traffic has been experienced, so efficiently is the work of reconstruction carried on.

This stretch of double track, extending from Twenty-fourth street to Fortieth, represents an outlay of a little over \$50,000. Everything about it is new and of the best quality, from the oak ties to the paving brick. The company had planned to rebuild the track from Twenty-fourth to Twenty-sixth in like manner, but the work is deferred pending action by the property owners on the question of repaving the street.

Opening Streets to Dundee. Two first-class avenues of traffic will soon be opened to Dundee and the adjoining sections of Omaha when two street improvement jobs now in progress are finished. Work on Farnam street from Forty-fourth to Forty-eighth streets has just been finished. The work of filling in the old Saddle creek bottom will be started by the city next week, on Douglas street.

Lots Sell Well. A few days ago Payne & Slater company placed on the market for the first time twenty lots facing south on Cahler street, between Seventeenth street and Twentieth street boulevard. Up to date fourteen lots have been sold to people, most of whom expect to build. These lots sold during the week for \$1,000. That they were picked up so rapidly during what is generally the dull season of the real estate movement, is evidence that purchasers realized that the values were low. Water, sewer, sidewalks and gas were installed before the lots were offered for sale.

Real Estate Land Sales. Some of the recent sales of homes made by Payne & Slater Co. are: George W. Harkins bought 1338 Laid street, six-room modern house for \$2,500. Benjamin Davis sold to William L. Priest, 632 North Thirty-third street, five-

room bungalow built by Payne & Slater Co. for \$2,500.

George H. Mead, traveling salesman for M. E. Smith & Co., purchased 3213 Marcy street, six-room modern home for \$4,250.

Hans Larsen, salesman for Milton Rogers Bros' company, bought 224 Leavenworth street, a new five-room modern bungalow built by Payne & Slater Co. for \$2,000.

Benjamin Davis sold to Laurice Hanson, 328 North Thirty-third street, a new five-room modern bungalow, built by Payne & Slater Co. for \$2,750.

F. M. Miller, a railroad man, bought for investment, 3234 and 3236 Capitol avenue.

Charles F. Kanschelt bought for a home, 432 North Thirty-third street, a five-room modern bungalow for \$2,750.

Chester Charles bought from S. A. Lovquist, 3313 Ruggles street, a six-room cottage for a home.

S. A. Lovquist sold to Wade Gorman, a five-room cottage for a home at 2229 Ruggles street.

Combination Warm Air and Hot Water Heaters the Best

"By far the most keen-sighted of men are architects," said C. M. Eaton. "This especially refers to construction work in connection with homes, and as a rule they investigate very carefully every system of heating. Several of the most prominent architects in Omaha, as well as hundreds of other people, have adopted the warm air furnace, using with it auxiliary hot water heaters, and as they are in constant touch with every system of heating they have adopted this for the reason that they utilize more units of heat than from any other known system. All other systems use from seven to twelve-inch smoke pipe, and when the hot gases leave the combustion chamber they are gone forever. In the auxiliary hot water system they are so placed that all of the waste hot gases must pass around and through them before they can pass out through the smoke pipe. To heat these it requires but a trifle more heat than ordinary, and it increases the temperature of your rooms fully 30 per cent. It has been said that this system of heating is like getting money from home, but such is not the case, for every auxiliary heater detracts a little from the radiating surface of your furnace, but it also increases its capacity by putting hot water heat just where you want it, and that is on the outside walls and in the coldest spots.

"It can truthfully be said that it is the nearest to something for nothing scheme ever devised.

"Its one and only objection is its original cost. This once forgotten or paid for, the increased comfort for years to come certainly bears owning an automobile or sessakia coat."

FIXTURE COMPANY FILLS MANY BIG CONTRACTS

Though only here one and one-half years, the Omaha Fixture and Supply company is one of the largest houses of its kind in the west. It recently outfitted the Nebraska Clothing company with a line of new fixtures and cases and

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secured this job in the face of strong competition. This company makes all of its products right here in Omaha and is strictly an Omaha institution. Harry Lapidus is president and Isaac Warshavsky is treasurer. The general offices are located at 414-15-16 South Twelfth street.

Hard on the Hogs. A traveler down North Carolina at the approach of twilight came to a farm that had a much more attractive appear-

ance than those he had been passing all day. He concluded this would be a good place to stop for the night and turned into the lane leading up to the house.

As he rode along he noticed a fine field of ripening wheat on one side and on the other a large grove of hogs grazing in a woodland pasture. His attention was attracted by the peculiar action of these animals, which ran pell-mell to the foot of a large tree, rooted around it and grunted for a moment, then were off like the wind to another tree, where the same process was repeated again and again.

On arriving at the house the owner of

the farm came to the gate and greeted him, taking his horse and giving him a cordial welcome. The traveler referred to the peculiar action of the planter's hogs, and asked him if he could explain the reason. He replied: "You see, it is this way, stranger: I had a bad case of bronchitis last fall and got so hoarse I couldn't even whisper. Just naturally I had to call my hogs to feed some way and hit on the plan of rapping on the fence with a club. They got used to it and now when spring comes along and the birds are here, them goldarned woodpeckers are just natchally running my hogs to death."—St. Paul Pioneer Press.

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