

TIMELY REAL ESTATE GOSSIP

War Does Not Affect Activity of the Real Estate Market Here.

LOCAL PRICES ARE STEADY

Considerable Activity Shown in Buying and Selling of Small Homes—Demand for Property is Good.

While the prices of almost every commodity in the way of food stuffs has taken some big jump since the war has been in progress, real estate is still what the live stock dealer calls "steady."

It is selling at a good steady figure. The only way the war can affect real estate in Omaha is by tightening up the money market so tight that no one can get a loan. This condition has not yet been brought about.

For a time, when the war started, there was some tightening of the money market. The bankers got a little frightened and the men whose money the bankers handle got correspondingly frightened for a few days. That was largely because the news came over that the Bank of England had raised its rate of interest to 10 per cent. That threw a scare into all of them. All bankers knew what that meant. Most conservative and the business men knew what that meant.

Bank Loosens Up. Soon came the news that the Bank of England had loosened up a bit and had let down the bar to a considerable extent on the matter of interest requirement. So things began to flow on pretty much in the usual channels in American banking.

Loan companies are a little more careful about loaning large sums than they were a few months ago. That is only a good precautionary move. That means that the man who wants to borrow large sums on real estate is given some wholesome advice to go slow, and maybe is turned away gently to return again later.

Homes Change Hands. There is a good demand for moderate sized homes. A number of these are changing hands daily. Some of the real estate firms in the city have had the same word to say in the last three weeks, respectively, "We had a better week than last."

The transfers are not confined to homes alone. Some big deals are in the air. A few deals for apartment houses and other property involving as much as \$30,000 are in a state of negotiation at this moment, and are likely to be closed in a day or two. Real estate men and speculators have about decided that Omaha is not to suffer siege by the allied forces within the next six weeks, and that Omaha real estate is therefore still a good investment.

With the enormous crop in Nebraska there is likely to be some good business in the state this year. Omaha being the metropolis and the market for the handling of crops, as well as the live stock, is a mighty good place to own real estate. More and more people are realizing that. It is a good place to make profits on the advance in ground values. Anyone who don't believe this can get some information from a man who has been trying to buy a home from a man who got it for almost nothing a few years ago.

Selling Dairy Farm. Hastings & Heyden are beginning to sell acre tracts of the old Post dairy farm they bought some months ago, one-half mile west of the car line in Benson. During the last week they have sold four of these for cash. The acres are selling for around \$1,000. This tract is known now as Benson Gardens. The company expects to move about 10,000 yards of dirt at one corner of the tract to bring it more even with the rest and give a better effect to the whole.

Addition to Open. Eight blocks of vacant ground between Davenport and California, and west of Forty-third street, have just been sold by the Poppleton estate. The deal was made through Armstrong & Walsh, Shuler & Cary purchasing the ground. They expect to develop it and put on a building restriction that they say will insure the building of good substantial homes.

Landmark Going. One of the oldest landmarks in the city, the Clifford Patrick home between Eleventh and Twelfth on Jackson street, is now being torn down. It is fifty-seven years old. It was built by Clifford Patrick. Tom Herrington, clerk in the city health department is tearing it down. He has lived in the house forty-four years. He recently sold the property, but retained possession of the house.

Bumper Crop Makes Demand for Farms All Over the State

No man who wants to continue farming is going to sell his Nebraska farm this winter. The man, however, who has long wanted to retire from the farm, and has been just waiting for one more big all around bumper crop before selling and moving to the city, will certainly be getting his farm on the market this fall and winter.

For the big bumper crop is upon him. Much of it, the small grain, he already has in the granaries, if indeed he has not sold it and has the money in the bank. The corn crop alone remains to be gathered, when the man who has long wanted to retire, can retire with a sack full of money and the feeling that his career as a Nebraska farmer has been rounded out with one of the best all round crops the state has ever raised.

HASTINGS & HEYDEN REPORT SEVERAL SALES

Hastings & Heyden report the following sales for the week:

Ossie V. Middaugh purchased a lot in Creighton Heights addition for \$2,400.

Chris Johnson purchased a tract in Benson Acres for \$400.

Agnes C. Lindsay purchased a lot in Mystic Park addition for \$300.

Mr. Richmond purchased a lot in Richard Acres for \$1,975.

Alice and Frank W. Harrel of Gibbon, Neb., purchased a tract in our new Benson Gardens addition for \$1,200.

Earnest Cateron purchased a lot in Acre Gardens addition for \$400.

MRS. SCHALLER IS ROBBED TWICE WITHIN ONE WEEK

Mrs. Ellen Schaller of 902 Davenport street, was robbed for the second time in one week when burglars returned to her home Friday night and stole three rings of value, a gold watch and chain, a revolver, a silver carving knife and a dozen silver forks and spoons.

PRESIDENT OF AMERICAN ASSOCIATION OF TITLE MEN.



M.P. Boulogne

ONE OF LEADING TITLE MEN AT CONVENTION.



H.I. Burgoyne

TITLE MEN HERE MONDAY

American Association to Hold Convention at Rome.

SESSIONS FOR THREE DAYS

After Business Meetings During the Day, Visitors Will Be Entertained at Clubs and Theaters in Evening.

Quite an array of title men and abstractors are expected in Omaha Monday and the next three days. The occasion is the eighth annual convention of the American Association of Title Men. It is looked forward to by the confraternity as the most important convention the association has ever held, and it is expected it will be the largest in point of attendance.

The program covers a wide range of interesting subjects and features that are of importance to title men. It is to be an educational program from the standpoint of title men and abstractors.

A plan is to be presented for bringing the association closely into the practical work of the abstractors, returning a tangible dividend to the member for the time and money he spends on his membership in the organization. More decisive effort than ever before will be made to make the influence of the association a positive force for progress and protection in abstract and title work.

Morehead to Speak.

The convention is to be called to order by President M. P. Boulogne at 10 o'clock Monday morning. Addresses of welcome are to be made by Governor Morehead, Mayor Dahlman and others. F. H. Myers, president of the Omaha Real Estate exchange, appears on the program of the first day for a discussion of the subject, "Abstractors and Title Examiners from the Real Estate Man's Standpoint."

On Monday evening the crowd is to be entertained and initiated at Ak-Sar-Ben Den. Special cars will leave the Hotel Rome for the Den at 7:30 in the evening, while at 8 o'clock the women are to have a theater party at the Orpheum. After a strenuous day of business on Tuesday, the men and women are to be entertained in the evening at the Field club by music and dancing at 8 o'clock. Prior to that there is to be an auto trip about the city for half an hour.

HAPPY HOLLOW STREET LIGHTS ARE TURNED ON

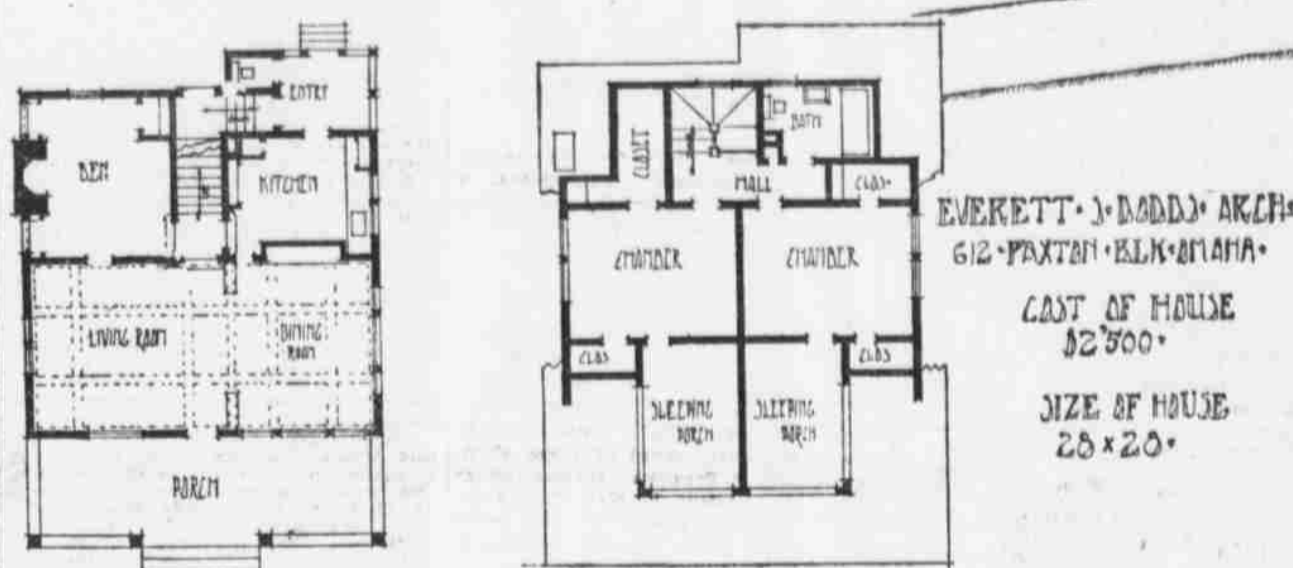
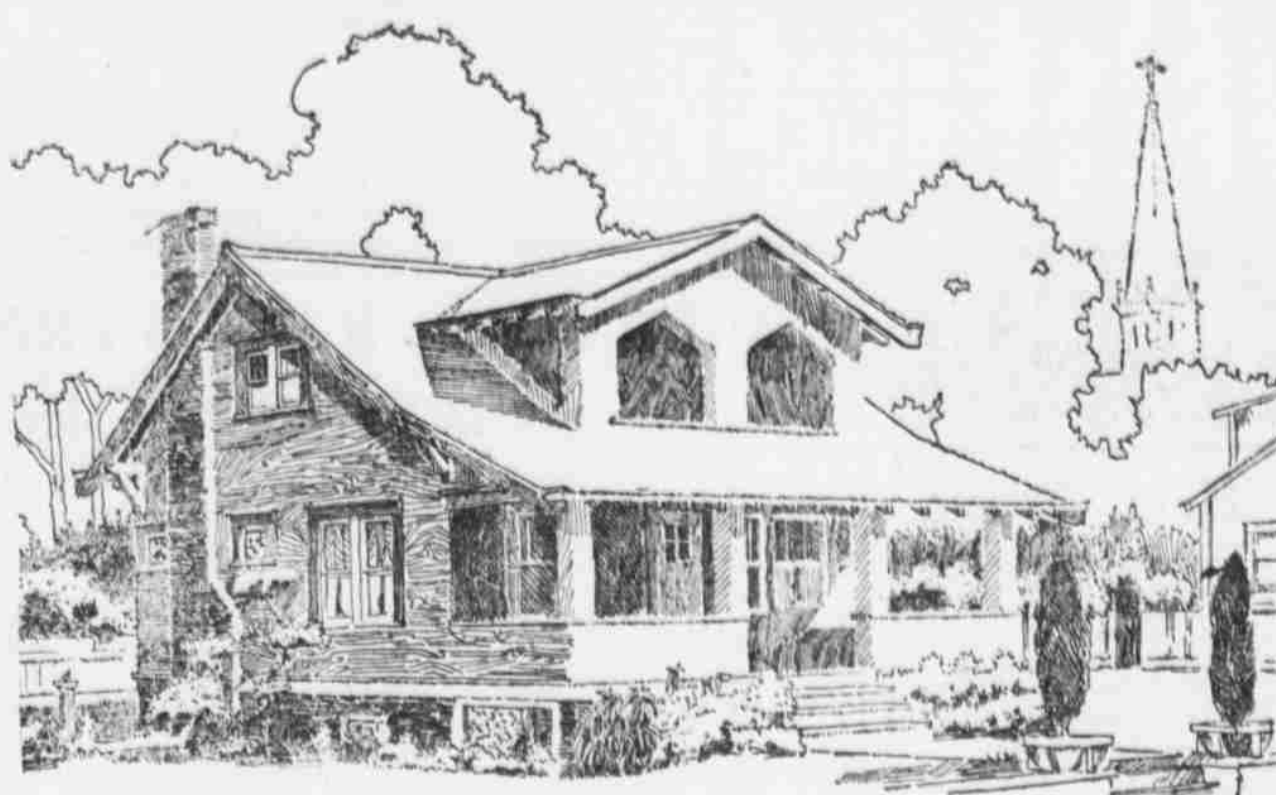
The eighty-four big diffused lights on the eighty-four new bronze light posts along the boulevard at Happy Hollow were turned on all at once Friday evening for the first time. The occasion was a kind of formal opening of the magnificent residence addition by George & Co., which company has in the last year done a vast amount of development work in that locality. The chains of lights winding in and out along the boulevard present a magnificent picture at night, especially when viewed from the hills of Fair Acres.

JUDGE G. A. DAY FINDS OMAHA UP AND COMING

Omaha and the territory surrounding it is leading Denver and Colorado in prosperity and business activity by a wide margin, according to District Judge George A. Day, who returned yesterday from a vacation trip to Colorado. "Omaha is being the center of the richest and most fertile districts in the country," said the judge, "contrasts strongly now with cities not so favorably situated. There is an atmosphere of success here."

Few Suggestions for the New Home

Very Convenient Bungalow by Everett I. Dodds



EVERETT I. DODDS ARCHT. 612 PAXTON BLDG. OMAHA.

COST OF HOUSE \$2,500.

SIZE OF HOUSE 25 x 20.

The design shown herewith is one of the most modern of bungalows, with two sleeping porches in the front on the second floor. There is everything in this plan that the average person wants for a small family. The porch extends across the entire front of the house and enters the living room without a vestibule. The living room and dining room are separated only by a large pediment opening and are practically the same as one room. They both have beamed ceilings and lots of good windows. In the dining room is a built-in buffet which is very attractive. A new feature is the fireplace in the den, which is off of the living room. This den may also be used for a spare bedroom.

The kitchen is directly off of the dining room and is supplied with built-in cupboards, broom closets and cabinets. A nice feature of the plan is the way that the stair works in, with a separate stair from the kitchen, the den and the living room. On the second floor there are two bedrooms and each one has a separate sleeping porch, also two closets. The bath room is off the hall and is accessible to the bedrooms. As a whole, the exterior and interior are entirely harmonious and show not only a most economical handling of space, but the plan is well adapted to the average family where two or three bedrooms are sufficient to meet their requirements. This plan is from the office of Everett S. Dodds, architect, 612-12-14-15 Paxton block, Omaha, Neb.

Lovelace Sees a Normal Corn Crop on Inspection Trip

R. W. Lovelace, assistant in the immigration department of the Burlington, is back from three weeks spent in Nebraska and Wyoming and returns convinced that the corn crop of this state will be but little, if any, below the normal.

Throughout central and western Nebraska Mr. Lovelace paid special attention to the corn crop. He travelled considerable by automobile and went into numerous fields, gathering samples. In almost every instance he found the corn well cared and out of the way of frosts. In some localities he discovered that the plant had been injured to some extent by the hot winds, but the areas where damage had occurred were limited. With the high prices that are expected to maintain, Mr. Lovelace is of the opinion that Nebraska farmers will realize more money out of their 1914 corn crop than out of the bumper crops of past years when prices have been low.

IRISH TO DISCUSS AID FOR VOLUNTEERS TUESDAY

The Nebraska branch of the provisional committee to aid the Irish volunteers will hold a mass meeting at the Boyd theater on Tuesday night. All Irishmen and all those in sympathy with the cause of liberty are urged to lay aside all other plans for that evening and be present, also to bring with them their friends, ladies and gentlemen.

A splendid program of speakers from Nebraska and Iowa will be had, and all are assured of a rousing evening. Dr. W. J. McCann will be the chairman of the evening.

PERSONAL PARAGRAPHS.

William S. Boyd, secretary and treasurer of the Western Association of Electrical Inspectors, is in the city in the capacity of a member of a committee of the national board of fire underwriters.

E. J. Davis SAFE MOVER Heavy Hauling 1212 Farnam PHONE DOUGLAS 353

Let Us Move, Pack, Store or Ship Your Household Goods or Pianos

Unexcelled Service OMAHA VAN AND STORAGE CO. Our rates are moderate, our service of high quality. Our special representative will be glad to call and give you full information without charge. OMAHA VAN & STORAGE CO. 804 South Sixteenth St.

Specify HY-TEX BRICK "The Quality Kind" Call and see the Beautiful New Colors HYDRAULIC PRESS BRICK COMPANY, 1302 W. O. W. Bldg.

USE SUNDERLAND'S BRICK STYLE-COLOR-QUALITY-TEXTURE

SEVEN Per Cent Interest Plus Builders' Profits, plus Safety, is what makes Home Builders' Guaranteed 7% Preferred Shares in growing demand. Cash and real estate securities make up Home Builders' resources—not real estate bought for improvement and re-sale. This means that your money when put out by us is secured by mortgages on good homes which we build for the home owner who has invested his money ahead of yours and who will pay back your money with interest. This means that Home Builders makes a builders' profit on every contract to build, employing your money to finance the job. This means that we get 7% interest on your money while out besides builders' profit, which amounted to 11 1/2% to share holders for 1913. Prospects are good for better rates for 1914. Many new investors are securing Home Builders' shares—why not you? Send for our free booklet, the "New Way." HOME BUILDERS 202 SO. 17TH ST. OMAHA. American Security Co., Fiscal Agts.

Everett S. Dodds Architect Phone, D-2981 612 Paxton Block

You Can Borrow \$1,000 to \$5,000 On Improved Omaha and South Omaha Residence Properties for Ten Years at 6% under the NEW HOME PURCHASE PLAN OF THE EQUITABLE LIFE ASSURANCE SOCIETY OF NEW YORK. ASSETS DECEMBER 31, 1913, \$525,345,619. The mortgage is protected by LIFE Insurance in the same amount as the loan, at a small additional charge. The principal and interest of the loan and cost of Life Insurance is payable in monthly installments. IN CASE OF DEATH OF THE BORROWER the Life Insurance pays off the loan in full and Balance Goes to His Estate. In case of FIRE or TORNADO You are Protected. This Plan is Sure to Interest You. Come In and Let Us Explain. W. Farnam Smith & Co. AGENTS. 1320 FARNAM ST. TEL. DOUGLAS 1064.

Furnaces That Heat THE FUEL SAVERS Weir Gas and Soot Consuming Furnaces. For Prices and Information, Call—RUDOLPH LARSEN, 718 So. 24th St. HENRY ROSENBERG, 3168 So. 15th St. FARNAM ST. SHEET METAL WKS., 2763 Farnam St. BERNSTEIN SHEET METAL WKS., 1916 Cummins St. E. MEAD, 2208 Military Ave. SANFORD WRIGHT, 24th and Ames. Local Agents in Nearly All Towns. Standard Furnace & Supply Co. MANUFACTURERS AND JOBBERS 411-413 South 10th St. Omaha, Neb.

CEMENT BLOCKS in New Designs and Colors. WATERPROOFED AND STEAM CURED. IDEAL CEMENT STONE CO. 1708-10 Cummins Street. Phone Douglas 4428.

Your office location a business asset.... A well known, well kept, well located and well tenanted building is bound to be A business asset for you and your associates. THE BEE BUILDING (The building that is always new) is such a building, par excellence. Arrange for offices with the superintendent Room 103