

ON BUYING SUBURBAN LAND

Byron Hastings Tells What an Acre of Land Will Do During Period of Ten Years.

IS ALWAYS GOOD INVESTMENT

By BYRON R. HASTINGS.
Believing that few people realize the increase in value of acreage in a few short years, we deem it advisable to relate some of the instances that have come under our observation during the last ten years.

In 1905 we purchased a tract of land at Twenty-fifth avenue and Fort street for \$200 per acre. Two years later we purchased the corner of Twenty-fourth and Fort streets, a similar tract of land, at \$1,000 an acre, showing an increase in value in two years of \$800 per acre. These tracts were subdivided into lots that sold from \$25 to \$50 per lot. Today they are selling from \$750 to \$1,200 per lot.

Ten years ago you could purchase acres west of Miller park for \$200 and \$500 per acre. Today many of them are worth as high as \$2,000 per acre.

One year ago a tract of land lying only a few blocks north of Twenty-fourth and Fort streets was purchased for \$3,250 per acre. This was subdivided into lots and sold readily as high as \$1,300 per lot. Twenty-two years ago this same tract of land, or the tract immediately south of it, could have been purchased for \$150 per acre. From this it is easy to see why men that are prominent citizens today are fortunate enough to have one block or ground for their homestead.

In the majority of instances, of course, these tracts of land that were purchased ten years ago have all been subdivided into lots and are almost entirely built up, but in order that anyone avail themselves of this same opportunity they must at this time go on the outskirts, which, perhaps, at times seems to be a hardship and too much self-denial.

Take No Chances Now.
In the early days it was a question as to whether Omaha would be a city. Today you are not taking these chances. The city is steadily growing and anyone who purchases an acre or two of land adjacent to the city can rest assured that they will receive a handsome profit, if retained as a whole, or if they wait until the proper moment they can subdivide it into lots and make from 500 to 1,000 per

ONE OF THE LEADING BUILDERS OF OMAHA HOMES.



Byron R. Hastings

cent profit during the course of a few short years.

The great trouble with the majority of people who apparently are eager to make money is that they do not want to pioneer. They want modern facilities of every kind and are not content to do as the early settlers did—to purchase land on the outskirts and wait for the development in their direction.

We give as an instance the experience of R. R. Wallace, 309 Redick avenue, who in 1899 purchased the acre of land on which he is now living at a very small consideration. It is true that it is hard at times to put up with the inconveniences, but today he has the advantage of street car service, city water and many of the improvements enjoyed in the heart of the city.

In the meantime he has raised a family, developed his acre of land into a beautiful home and made and received

the profit of the increase in the value, and today this acre of land is probably worth \$2,000 to say nothing of its improvements thereon. In other words, Mr. Wallace is today independent and lives in comfort with beautiful surroundings. It is a treat to talk with him and see how dearly he loves his yesterday's, even though they were at times very trying.

An Example of Gain.

There are only a few of our wealthiest citizens who can afford to purchase large tracts of land where they desire them and make it their home. To illustrate how far-sighted men of means are, you have only to take "Fairacres," that beautiful subdivision on West Dodge street, as an example. A few years ago when this land was placed on the market, many of our best business men realized the beautiful location and what the future was and took advantage of the opportunity to buy one to five acres of land; and while some have today erected beautiful homes and are living there, others are landscaping and developing to the highest form their holdings in order that in the near future, when street car service and other conveniences are installed, that they may have a large piece of land to live on. This development has caused an advance of from \$500 to \$800 per acre, original purchase price, to from \$2,000 to \$3,000 per acre.

Where can anyone make a more handsome profit than to buy suburban acreage? There are, if space would allow, many other instances, and locations, that might be mentioned in regard to quick advancement in values, but to the thinking public it is only necessary to call attention to the existing conditions in an acre near Omaha to have them appreciate the value and growth of our city, and the advantage of investing in close-in acreage well located.

Locating the Trouble.

The floorwalker said to the manager of the shoe department:

"I had the doggondest time with my furnace this morning."

"What was wrong with it?"

"I couldn't get a bit of heat in the dining room, and I couldn't understand it."

"What did you do?"

"I went down into the cellar and took off a part of the pipe, but that was all right."

"Huh!"

"And then I examined the check damper and that was all right."

"Well!"

"Then I looked at the draft and that was all right."

"Well, well!"

"Finally, after working about an hour I found out what the trouble was."

"What was it?"

"The dining room register was turned off."—Louisville Times.

HEAD OF ONE OF OMAHA'S BIG REALTY CONCERNS.



T. J. O'Neil

Still Has a Line On Omaha Property

The International Realty association, the investment company composed of leading members of the National Association of Real Estate Exchanges, still has in mind the purchase of a tract of property in Omaha. It has practically an option on a piece of ground offered by Byron Hastings a week ago. Parties have wired, however, that they are considering some property in Minneapolis also. They have recently made a purchase in Kansas City.

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WEALTH LIES IN REAL ESTATE

Joe Saunders Advocates Seeking Professional Advice When About to Buy Property for a Home.

TELLS OF THE ADVANTAGES

"The majority of all the wealth in the United States lies in real estate. It is natural then that the business of the real estate man is of the utmost importance," says Joe E. Saunders of the Saunders company, 1215-16 Woodmen of the World building. He is strongly of the belief that the better class of real estate men have as exacting and necessary a business as a dealer in clothing, and his standing as a professional man, in the supplying of expert real estate advice and service, compares favorably with the lawyer. Continuing, Mr. Saunders adds:

"When you home hunters go on the war path in search of a home there is one way in which you reign supreme. You know what appeals to you as being comfortable and attractive. You have the final decision on that very important matter, but since you are investing good American money in your home, there is more for you to know.

"You need the special expert knowledge that comes of daily study and experience, that the modern, well posted real estate specialist offers you. Your decision is of course final, and, to repeat, you are the only one who knows what appeals to your ideas of comfort and attractiveness, but his advice and help cover very important considerations. For instance, he gives you access to:

"Complete lists and knowledge of properties on the market.
"His expert opinion on the values of the building.

"Ground values.

"Real possibilities of the property.

"Legal work and detail connected with a transaction.

"The advantage of having access to a large list of properties on the market is readily recognized. The value of the house itself is usually a technical question that the average buyer feels that he can, at best, only guess at. He should be told why it has value.

"The ground value is also of great importance and as difficult for the layman to arrive at with any exactness. The better real estate offices have a vast amount of information and experience with ground prices and values in all lo-

calities that make it possible for them to make such close and comprehensive comparisons as to arrive at a definite value of a lot.

"The work of careful estimating of values should be carried even further and the resale possibilities of the property considered. It is a well recognized fact that if you buy a house that does not correspond with style and the prices of the surrounding homes, is either not good enough or is too good for the neighborhood, it may be extremely hard to sell. Pitfalls such as this must be guarded against.

"Add to these the fact that the legal work and numerous items of detail are looked after by the broker, and it will be understood why the up-to-date real estate services are becoming more and more highly useful and profitable."

WANTS CAR LINE LOOP IN DOWNTOWN DISTRICT

"If we are ever to have a permanent business district in Omaha we must have a downtown loop of the street car lines," said John L. McCague, president of the Commercial club, in a short talk to the Real Estate exchange, last Wednesday. He advocated a loop in the present downtown district where all cars would make the turn and start back to points of origin.

"Then," said Mr. McCague, "the car that comes from Albright, for example, will come downtown, make the loop and go back to Albright. The car that comes from Fremont, when the interurbans shall extend that far, will come in, make the loop, and go back. But just as sure as you don't establish a loop, the business district will continue to go westward. That is what is the matter with Kansas City now. Kansas City is literally on wheels."

Model War Petition.

All these prayers that precede the departure of armies pale into insignificance when compared with the few stirring words that Shakespeare wrung from the heart of Henry V. You recall them:

O God of battles! steel my soldiers' hearts!

Possess them not with fear; take from them now the sense of reckoning, if th' oppose numbers.

Flock their hearts from them!

That was strong stuff.

And after the king had risen and dusted off his knees he went out and won the battle, and made a lot of deathless history—to say nothing of a deathless play.—Cleveland Plain Dealer.

HOW TO MANAGE PROPERTY

It Takes the Experienced Rental Man to Handle the Many Affairs Connected with Property.

NET INCOMES ARE MUCH LARGER

By C. L. MATTHEWSON.

"Does my property pay? If not, why not?" This question concerns every property owner. To answer it, "Who manages your property?"

Do you, the owner, with varied interests, manage it yourself? Does one of the clerks in your office "look after" things? Does your attorney, in his spare moments, try to follow up affairs? Does an experienced friend or agent handle your property? Or is it under the care of a responsible firm who makes a specialty of the managing of property?

Managing renting property is a business and not a side issue. Your doctor and your attorney can handle your case better than you yourself. It is equally true specialists in the management of property are the best equipped for getting maximum returns. They know the renting business. They are acquainted with the laws pertaining to the landlord and tenant, and can negotiate all transactions impartially. They are experienced in handling tenants, doing promptly what is necessary, holding good tenants and their confidence. They act as adjuster between the landlord and tenant, avoiding friction, and at the same time securing a larger net income from the investment. They know what is reasonable in all cases, and what condition to keep property for the best results. They can save the owners on repairs; having their own repair men and knowing the condition of the property at all times, know just what material to use, and attend to them promptly. Their office is a clearing house for prospective tenants to get what they want with very little trouble. They are always on the job; taking care of the plumbing, the plaster falling from the ceiling, the careless janitor, and the thousand and one things that happen in the average building which require prompt attention; with the result of satisfied tenants and happy owners.

Sigmund Landsberg

Pianist, Composer and Instructor

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