Real Estate Men advance Commission Rates on Sales and Charges for Leasing of Property.

MINIMUM CHARGE DOUBLED

St. Patrick's day this year the Omaha Real Estate Exchange raised its commission rates. A half dozen or more changes were made in the schedule of charges real estate men are to consider customary in the matter of sales, renting property, leasing and making loans. ice then they have been largely living up to these new rates.

While a great many of the rates were left unchanged, some of them were radically changed. The new schedule is not compulsory, but as adopted shall be considered by the exchange as the customary charge hereafter.

Before the new schedule went into effeet, for example, a minimum commission of \$35 was charged on all sales. According to the new schedule a minin of \$35 is charged only on sales of \$500 or less, while a minimum of \$50 is charged on all sales of between \$500 and \$1,000.

A regular commission of 5 per cent was formerly charged on all sales of between \$1,000 and \$2,000. Now 5 per cent is charged up to \$1,000. Formerly a charge of 20 per cent of the first month's rent was charged in cases in which a house was listed with a real estate man for Under the new schedule 50 per cent of the first month's rent is to taken and the owner is to pay for all advertising done in his behalf.

### Sales of Houses and Lots Reported

The Byron Reed company reports the following sales during April: Brick house, 1018 South Thirty-first street, Mrs. A. G. Levy to Emery John-

House, 4802 Webster street, W. H. Smalls to Frank A. Hadden, \$3,250. Residence, 145 North Thirty-third street,

Miss Evelyn Erickson to Dr. Louis G Horton \$3,850. Residence, 115 South Thirty-fifth street,

Claus Slevers to A. McAuley, \$4,000. Bungalow, 2722 Davenport street, Byron Reed company to John A. Walker, \$3,500. Twelve acres northwest of Benson, An-

drew Christopherson, \$2,400. Thirty acres two and one-half miles north of Gretna, Linn P. Campbell to

Ruby Baugh, \$3,375. Residence, 1136 South Thirty-second street, W. A. Bridges to M. J. Feenan,

Six acres on the north side of Martha between Twenty-second and Twentyfourth streets, beirs of John Campbell and the Byron Reed company to Smith Brick company. In the deal the Smith Brick company sells the strip of land on the south side of Poppleton avenue between Twenty-second and Twenty-fourth streets to the Byron Reed company for \$8,000.

Lot sales have been unusually brisk, the following purchases having been made: Lot in Campbell's addition to A. Gwinner, on which the Byron Reed company has contracted to build a five-room modorn bungalow, \$3,000; lot in Campbell's adcition to Peter C. Vithen, \$600; lot in Shull's Second addition to Mary C. Ursendowski, 1800; lot in Levy's addition to A. Nichols, 335; lot at Thirty-sixth and Fowler avenue to Mrs. A. W. DeMay, W. J. O'Neil, \$500; lot 20 Center View to F. W. Pipkin, \$355; lot 21, L. G. Pipkin, 155; lot 22 to L. M. Pipkin, 1835; lot 24 to 1. C. Stevens, \$315; lots M and 16 to Sam and J. Williams, \$600; "lot 44 to Mary Mal-CIE. \$775, all in Center View; lot on tining street between Fifteenth and

### Grading Benson Garden Acre Tract

Lehmer Bros, have completed their grading contract in the Benson Garden acre tract for Hastings & Heyden, mov ing about 20,000 yards of dirt along West Main street. Seven hundred maple and Carolina poplar trees have been planted along the roadways of the tract.

The second tract will be put on sale this week, containing 120 acres, which will make 200 acres in all of the 486-acre Post farm purchased by Hastings & Hey-

### A. C. KENNEDY COMPANY IS MADE A CORPORATION

The Alfred C. Kennedy company has been incorporated. It is the rent estate, rental, losn and insurance business built up by Alfred C. Kennedy. The business was established thirty years ago by Howard ard Kennedy. Later it became Howard Reanedy & Son, and afterward was car-ried on by Alfred C. Kennedy, who now becomes president of the new company

### OMAHA REAL ESTATE MEN PLAN ON A CALIFORNIA TRIP

About thirty Omaha real estate mer-have already signified their intention of making the trip to California for the convention of the National Association of Real Estate Exchanges in June. The real cutate men hope to have a special train if a sufficient number make arrange-

### Tom Hughes Dies in a St. Louis Hospital

Tum Hughes, traveling passenger agent for the Missouri Pacific, died at 5 o'clock resterday in the company hospita) at Et. Louis, where he had been during the inst four weeks. He was 6 years of ago and had been with the Missouri Paciffe thirty years, being one of the oldest simployes in point of years of service.

The death of Mr. Hughes was caused by diabetes. Six weeks ago while working his territory, Omaha and tributory country, his shoe raised a bilster on one of his locals. The wound refused it reapond to treatment and he went to the hospital. From the start the disease centinued to spread and the doctors refuscil- to operate, according that the diabetic poison had gone through his system. No hope for his recovery was

Mr. Ifughes is survived by a granddaughter, eight brothers and sisters, a number of whom reside in Munesola and Wisconsin, where his family lived when he was a boy. A sister, Miss Neille, residing at Emerson, Neb., was with him at the time of his death.

Funeral services for Mr. Hughes will be held in Bloomington. Ill. The body will be interred beside his wife and a sen, both of whom died years ago.

TIMELY REAL ESTATE GOSSIP HUSTLING OMAHA REAL ESTATE R. L. Metcalfe Tries DEALERS.



J.E GEORGE



Dean Glover



JOE SAUNDERS.

**OMAHA WRITER TO GO WITH** THE AMERICAN FLEET

Attorney H. S. Daniel has received word from his brother, Hawthorne, who New York, that the latter will make the ocean and canal trip to San Francisco with the American battleship fleet as the special correspondent for a news gathering agency, as well as for the Outlook magazine. The voyage commence about June 1 and will continue a month including visits to both California exposi-

### PART OF PARK PLACE TO BE CUT UP INTO CITY LOTS

Two acres of choice residence property market by Bishop Scannell. The tract is a part of the church property originally acquired by Bishop O'Connor, and lies adjacent to the new St. Cecelia's cathedral. The lots front on California and Webster, between Thirty-eighth and Fortieth streets,



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(INC.)

# Out His Spanish at

callena' when I wanted ice water, and I

school children on a Spanish boat on lested me or paid any attention to me."

the way down to call his bluff. Big as sor Horace Plans and amiled. They liked his smile, and soon they were following him about on Vera Cruz, No Good the deck chattering to him and asking him a lot of questions in the Don 'Alfonso tongue.

It may have been "St, senior, manana." That expression, or something akin to or something else, but it was all the is what Richard L. Metcalfe had to same to Metcalfe, so he had to resort in the hotels in Vera Cruz to get toe to the kalser's "nix ferathey" and hog off. Oh, yes, he had still another combina-"No. I don't know much Spanish, of Uon of two words that he used when he course," said Metcalfe on his return from wanted a hot bath in the hotel. But a two weeks' stay at Vera Cruz. "But then what's the use? Suffice it that he got along very nicely. I said 'aqua got these things when he asked for them. landlord, who always did believe

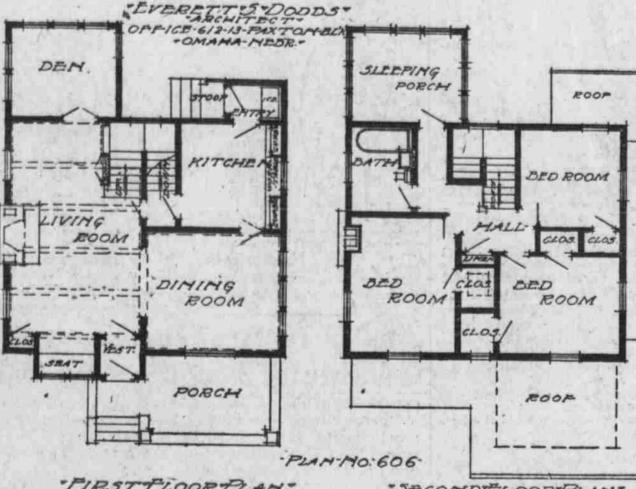
Mr. Metcalfe says the Mexicans are not long held large tracts of it and has con-"Buenos Dios" was another of Met-calfe's expressions. He pulled this one ness and acts at home. "I spent some in the morning when he got out on the time in the interior," he said, "and, in instructions to make arrangements for street and wanted to greet the done with fact, spent several hours around a depot tenants for a large new building to be a "good morning" Yes, he got away at midnight waiting for a train. I min- hufft on the ground now occupied by with that one, too. It took a bunch of gled with the crowds and no one mo- the Crounse block, which he owns, and

## to Erect Another Building in Omaha

The Crounse block at Sixteenth street and Capitol avenue is the latest Sixteenth street property to be torn down to make room for a larger and more handsome structure. The property adjoining it on the east has been purchased by Sir Horace Plunkett, the Irish After staying in Mexico for two weeks Omaha property so strongly that he has

on the adjoining lot on the east,

### Modern Frame and Stucco Residence



FIRST TLOOR TLAN

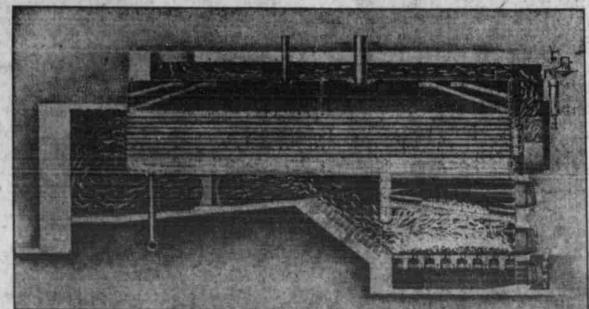
"SECONDT'LOOR PLAN"

A modern frame and stucce residence designed by Everett S. Dodds, architect. The house illustrated here was built on the "Prettiest Mile" by Charles W. Martin and is one of the many beautiful homes of the northern part of the city. The rooms are all very conveniently arranged, and the house is attractive on the inside as it is on the outside. One enters the large living room through a vestibule, and here we find to the left of the entrance a built-in seat and coat loset, in the center of the south wall a massive fireplace and on the right an artistic stairway, leading to the second a pair of French doors leading to a cost little den. At the right of the entrance is a large opening separating the living and dining rooms. In the dining room we have the plate rails and panel strips and both living and dining rooms intehed in plain red oak, with the seamed ceiling and wall cornice. Back of the dining room is the kitchen, with piled with closet space and are finished, are sufficient to meet their require the built-in kitchen cabinet and work in white enamel trimmed. As a whole ments. table, and at the rear of the kitchen is the exterior and interior are entifely Anyone desiring further information the entry and the refrigerator room.



harmonising and show not only a most relating to the above design or the de-On the second floor are three large economical handling of apace, but are sign of a new home should call or write bed rooms, a bath room and sleeping well adapted to the average family where to the architect, who would be glad to porch. The bed rooms are all well sup- three bed rooms and a sleeping porch render his services.

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