

# Real Estate Activities Increase

## ASK CONTINUANCE OF BUILDING WORK

Contractors and Material Men Say Construction Is One of Fundamental Industries.

National organizations of building contractors and material men have sent out for distribution the following pointed remarks about the building situation:

"There should be no curtailment in building and road construction. Let both public and private useful construction proceed. Production and handling of building materials and public and private construction work are fundamental industries of the country. Any tendency to suspend or postpone building projects is inconsistent with maintaining our prosperity. The country is prosperous. Building investors should not hesitate to go ahead with their plans. Railroads should spare no effort to supply the building industry with the cars needed to transport materials. Government, state, county and municipal authorities should encourage the continuance of all kinds of building. Road and street improvements in particular should go on unabated. Bad roads and streets are factors of first importance in the present high cost of food-stuffs. Never before was the improvement of highways so essential.

**Basic Industries.**  
"The lumber, brick, cement, lime, sand, gravel, stone and other building materials industries are basic. Neither government regulations nor railroad restrictions should be imposed unnecessarily to interfere with them. If any action is taken which results in the prostration of so fundamentally important industries, there is real danger of a surplus of unemployed labor, a surplus of railroad cars and a crippling of business that will seriously embarrass the government in financing the war.

"If we are railroad, let us railroad for all we are worth. If we are farmers, put the same speed in our farming. If we are mining, let us mine as never before. Let us do the same with making shoes, making clothes, building houses, building factories, warehouses, skyscrapers, roads or whatever it may be.

"Keep on building!"

### Boy Scouts to Picnic At Nashwood Wednesday

Through the kindness of Ward Burgess, the Boy Scouts of the city will be given a picnic at Nashwood, near Coffman, the country home of Louis C. Nash, Wednesday afternoon.

Mr. Burgess said, in commenting on the proposed outing: "The Boy Scouts have worked so earnestly and faithfully during the last week in the Red Cross campaign and accomplished so much that I thought nothing would be more appropriate or more pleasing to them than an outing at one of the parks or some place in the country nearby."

"When I mentioned my plan to Mr. Nash he immediately offered me Nashwood, his country home, and told me to tell the boys to go as far as they liked."

"Every Boy Scout is invited to go as well as every scout master. Automobiles will be furnished for the transportation and everything possible will be done to give them a good time."

In order that the proper transportation may be provided as well as to know how many it will be necessary to have supper and refreshments for, the boys will be required to report at scout headquarters in the Patterson block, where they will be given a ticket entitling them to one big general good time.

Each scout master is requester to call Scout Master English at headquarters or Mr. Green, care Burgess-Nash, for information and plans for the outing.

## Gaines and Baum Add One More Apartment to List

Dan Gaines and D. A. Baum have just purchased the Harold apartments at Twenty-seventh and Jackson streets. This was purchased of the Riggs Investment company, through George & Co. This adds to the already heavy holdings of apartment houses by these two men, who have but recently sprung extensively into the real estate market.

## FAULTS IN TITLES DUE TO IGNORANCE

Follow Mistakes in Deeds, Mortgages and Other Instruments Caused by Limited Knowledge of Methods.

Many of the faults in titles and often those most difficult to correct are those which come through mistakes in deeds, mortgages, leases, or other instruments. Some are due to carelessness and many to ignorance. Members of the Omaha Real Estate board had a discussion of some phases of this difficulty at the meeting last Wednesday noon. L. R. Stonecker read a comprehensive paper on the subject, and considerable discussion followed.

The real estate board took steps to start a nation-wide movement in reforms in conveyancing, particularly in securing uniformity. In some states witnesses are not required, in other states two witnesses are called for, while in Nebraska only one. In some cases husbands and wives must sign deed separately and in separate rooms. In some other states private seals are required, and until recently New Jersey would not recognize the acknowledgements of notary publics under certain conditions. Efforts have been made in recent Nebraska legislation to provide for these differences, but the question is still open whether it has been done or not. The real estate men believe that if their leading men over the country would get together on some form and then ask co-operation of the American Bar association, the National Organization of Savings and Loan Associations and similar bodies, it could be brought about to a great saving to the people and would add much to the convenience of real estate transfers.

## Cheap Money Prevails At Insurance Centers

"What effect will the growth of Omaha as an insurance center have on real estate," asked a realtor on the street the other day of an insurance expert who is now busy establishing a new company. The answer was to the effect that where the headquarters of insurance companies of all descriptions gather that there cheap money and plenty of it usually prevails. He mentioned a recent trip to Des Moines, and looking over the first mortgage security in the vaults of the state capitol building and held in accordance with the state insurance laws and stating that there were many millions of them and that Des Moines standing as an insurance center had not only been adding largely to the working capital of the city, but had added greatly to the prosperity of the state of Iowa. Omaha and Lincoln are both growing in that direction and some financiers think that leading business men, including those interested in real estate, should go into this line of investment more than they do. Everything can be insured now-a-days from automobiles to ant hills. Real estate would be benefited by the plentifulness and cheapness of money, the largely increasing number of office buildings for headquarters which such companies usually require. Already steps have been taken to secure headquarters sites by several of the Omaha companies.

## REALTORS CONSERVE IN ENTERTAINMENTS

Real Estate Men Decide to Welcome Visitors as Heretofore, but to Retrench Along Certain Lines.

Real estate men of Omaha have decided to give only plain entertainment this year to the real estate men of the west and southwest who will stop off in Omaha on their way to the national convention at Milwaukee in July.

This does not mean that the western and southwestern visitors are not welcome. It means the Omaha realtors intend to "conserve," in harmony with the general policy of the nation. To be sure they want the delegates going through here to stop over for a day. The secretary is to write to the various boards and exchanges inviting them to do so, and the local fellows are going to have a committee to provide entertainment.

Omaha has made itself famous in the past for the kind of entertainment it has provided for real estate men who have stopped off in Omaha en route to national conventions.

At the meeting last Wednesday the board members voted in one breath to invite the various delegates to stop off, and then in the same breath voted to make all entertainment at that time sufficiently moderate as to cost to be in keeping with the conservation spirit of the times.

## Real Estate Men of Omaha Face "Old Home Problem"

A group of realtors at luncheon at the meeting of the Real Estate board Wednesday were discussing the "Old Home Problem." This faces every real estate man in Omaha, and in other western cities as well. The problem is to take a thoroughly good house, built after the style of twenty or twenty-five years ago and sell it on the market for what it is really worth.

Scarcely a day passes that realtors do not have calls from people who wish a smaller home or different location and ask that one of these old homes be listed for a price which seems to him fair. The demand, however, too often is for something "up-to-date" and the last idea in planning and finishing.

The new house is often not nearly so well built nor comfortable as the old house, does not last so well and always costs a great deal more. One of this group said to the others, "The day of the old house is returning."

Asked for his reasons he stated that in the next two or three years the increase in business in Omaha would undoubtedly bring a demand for many more homes. "The high cost of materials and of labor," said he, "will make the price of a new cottage, for instance, very much higher and people will bury their pride and live where the comfort and the cost will justify."

In this connection there is also a returning of interest on the part of investors who group the older houses, which are in many cases offered cheap, for rental.

**The Useful Auto.**  
The recent reference in Farm and Fireside to the use of automobiles for doing farm work leads me to give my own experience with a belt power attachment. I bought it last fall and put it on my twenty-horsepower car.  
"We ground corn and oats with it, also sawed wood and it worked finely. The engine had power to waste. Finally our new four-hole cornsheller arrived. We put it together, put on the belt and fixed it up."  
"I said, 'John, do you think it will pull her?'" John said, "I do not know; let us try." I said, "All right," and so we started the engine going, slipped the belt on the pulley of the engine and the sheller speeded up right away. We threw in a scooped of corn and to our surprise it was gone. We threw in a hopperful and in a few minutes we had fifty bushels of shelled corn. This was just for a test; the engine had power to spare.  
"Since December 1 we have shelled 45,000 bushels of corn, besides doing some jobs of wood sawing."—Farm and Fireside.

# Nebraska Prohibits Glaring Headlights



Nebraska has a new state-wide law prohibiting glaring headlights on automobiles anywhere in the state. On country roads as well as city streets—you must not have glaring lights after July first. Get your machine ready now—equip your headlights with Perrin No Glare and you will comply with Nebraska and all other state and city laws.

## Obeys the Law—Put Perrin's on Your Headlights Now

The Use of Perrin No Glare's in your headlights eliminates all the glare without reducing the driving light. Don't risk injury to yourself and your machine by covering your lights to comply with law. For safe night driving you must have driving light, so use Perrin No Glare's. Perrin's take the light out of the trees and lays a long, low, powerful beam out and down on the road.

Perrin No Glare is a thin aluminum shield in two pieces that is held fixedly in place on the headlight bulb. Cuts out all the glare and deflects all the light out and down on the road. Will not break or burn out bulbs. Does not break in every little accident. Fully complies with the Nebraska Headlight Law.

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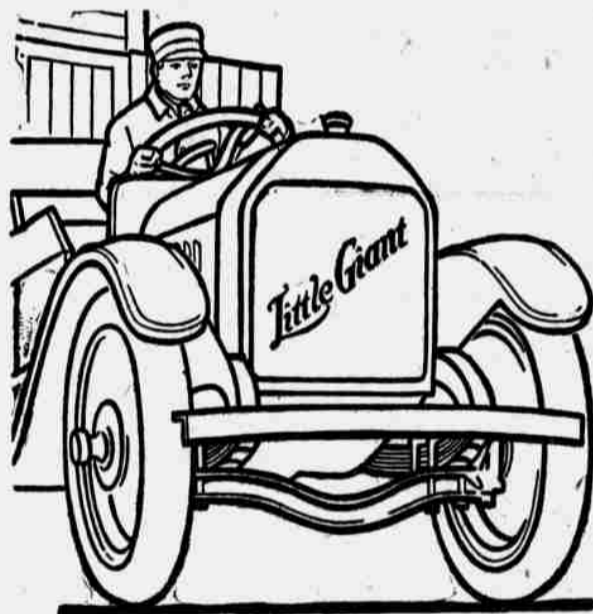
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Approved by state and city police everywhere. Over 600,000 Perrin's in use today. Complies with all laws and is the best night driving device at any price. Put on in just a few minutes and will last as long as the machine. Buy yours now.

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**Little Giant Trucks**

## Consider This Profit Producer for Your Business

### Let's Talk Brass Tacks

Instead of high-falutin words about "saving the nation's fuel" or "cutting the delivery costs of the nation" or "hauling efficiency for the nation," let us say a few things about the Little Giant line of heavy-duty motor trucks and their exclusive feature—The Duntley Hydro-Pneumatic Gas Generator.

Let us consider how they will, in definite dollars and cents, save you half of what you are now paying for delivery.

### Save Half Your Gasoline Cost

The Little Giant, in either the Convert-a-Car (which makes a guaranteed over-size 1-ton truck of the Ford), or the 1-ton or 2-ton or 3½-ton truck capacities, is so efficient a burden bearer that it never fails to produce a more than usual saving.

But our engineers, giving thought to the rising cost of gasoline, have in addition perfected the Hydro-Pneumatic Gas Generator.

Equipped with this device, Little Giant trucks will do for the man with a hauling problem exactly what high speed tools have helped the factory production manager accomplish.

### Our Customers Say We Are Too Modest

You could expect that the \$14,000,000 Chicago Pneumatic Tool Co., with its twenty-three years of building experience, would produce no less than a "Little Giant." But far out-running ordinary expectations are the thousands of enthusiastic users of Little Giant trucks who insist that we are too modest, that we don't claim enough for Little Giant, that it out-performs and delivers far above what we promise, that it saves more than we say.

### A Great Little Show

If you now use trucks, and would like a continuous performance of pocketing about half your last month's gas bill, or if you use horses and would enjoy seeing 60% of your delivery expense deposited in the bank every month—then investigate, now, that proved delivery certainty, the Little Giant Truck, and its exclusive money saving feature, the Gas Generator.

We've got the facts and the trucks at 2429 Farnam street. Come in and we'll prove that Little Giant trucks will serve you right.

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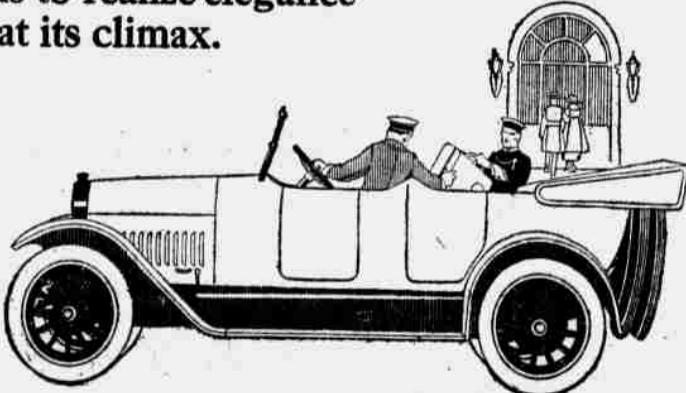
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