

REAL ESTATE MEN EXPECT BUSY FALL

Demand for Western Farm Lands Is Good and Inclination to Buy Is on the Increase.

The real estate market in Omaha has been quiet during August, as is usually the case at this season of the year. This is also the condition over the country. Here plans are being laid for a busy fall and a number of new buildings of importance are contemplated. The splendid crop prospects again turn the attention of investors to farm lands and more prospects are in view for purchases of cheap lands, particularly in western Nebraska and eastern Colorado than for the last five or six years. Ample rains in the west, good crops and the fact that the pioneers are making money and living happily and comfortably while they are doing it, is a call to other heads of families to gather up their boys and go west, where they can have more room.

Within a week a prominent realtor of Omaha, while out in Douglas county, met a number of such cases, of which one that he quotes is a fair sample. This farmer on 160 acres, with splendid improvements, comfortable and well fixed in every way, expressed a willingness to sell his place for around \$200 an acre and go to western Nebraska, where he could get at least a section, or possibly two, and give his four boys ample to do and so keep them at home. The small men of the state have also the same thing in mind.

Doty Leaves for Long Trip Over Western States

L. E. Doty, head of the firm of L. E. Doty, Inc., leaves today for a two weeks' automobile trip through western Nebraska and Colorado. This is to be a vacation trip and Mr. Doty will drive a Veie Biltwel Six, one of the cars which he sells. Mr. Doty expects to drive to Estes Park.

TWO BEE EMPLOYEES GO TO JOIN CANADIAN REGIMENT



BERT ROGERSON

Two Bee employes, Bert Rogerson, 23, and Elford Lawrenson, the same age, left Saturday evening for Winnipeg to join a Canadian regiment for service at the front. Both are English lads, nephews of Fred Rogerson, also employed by the Bee.

"Of course I hate to see them go, but it is their duty to serve their country. I only wish I were younger that I too might give my services," said the elder Rogerson.

Three of his nephews were killed in the early days of the war and two more nephews, Eric and Allen Rogerson, brothers of Bert, have been in active service since the outbreak. The cutter sent photographs of themselves taken in the trenches, which The Bee printed last summer.

Old Leaguers Slow.
Recent records indicate that National leaguers are poor base stealers in comparison with the work on the paths of their American league brethren.

PLAN BUILDINGS ON OLD PLATEAU

Old Residence Section Fast Giving Way to the Encroachments of the Business District.

The northeast and the northwest corners of Eighteenth and Davenport streets are to have buildings anywhere from two to six stories high, and the corner of Eighteenth and Capitol avenue is also to see some development. The Home Builders company has long-term leases on this ground and Porter & Shotwell are negotiating some deals for the erection of buildings there soon.

At Eighteenth and Dodge streets, it is hinted, a big building is also in prospect, since the promoters feel reasonably sure that the grading of Dodge street is now soon to be accomplished.

The movement toward the plateau, long given over to residences and the comfortable homes of the moderate home owner which skirts the old Capitol hill, where for many years dwelt the aristocracy of the city, is becoming more clearly defined each month and the buildings noted fixed the movement more certainly.

Even Cuming street has felt the pulsations of the movement. The south side of that historic old thoroughfare between Twenty-fifth and Twenty-sixth, which has not for a good many years been very productive, has recently been bought up by a leading real estate company, although the purpose is being kept very secret. No one has ever yet given any good reason why Cuming street should not vie with Leavenworth and other streets in prosperity and growth.

Wyoming Man Assistant Secretary of Interior

Washington, Aug. 10.—Seldon G. Hopkins of Cheyenne, Wyo., was nominated today by President Wilson to be assistant secretary of the interior, succeeding the late Bo Sweeney.

OMAHA'S BUILDING RECORD IS FINE

Shows an Increased Program for July, Whereas Average for the Country Shows a Loss.

Omaha started a 12 per cent larger building program in July, 1917, than in July, 1916, despite the fact that the average of 116 cities for that month shows a loss of 49 per cent over the previous July.

In Omaha 102 building permits were taken out in July, 1917, totaling a valuation of \$656,250.

Kansas City fell behind its 1916 July record in building by 6 per cent. Lincoln fell behind by 55 per cent. St. Louis fell behind by 12 per cent.

Manhattan Behind.

The average slump of 49 per cent in the 116 cities is said by the American Contractor to be due largely to the situation in Manhattan, New York City, which totals for July this year only \$1,894,095, against \$49,205,220 for July last year. The total of Manhattan for July, 1915, was \$4,845,303. The zoning law of New York City went into effect a little more than a year ago. It imposed severe restrictions upon the construction of large office buildings.

To evade the conditions of the law, building permits were sought and obtained just before the law became effective for a large number of speculative enterprises, which have never materialized and many of which had a very slight chance of ever materializing. Placing the Manhattan totals at those of two years ago, which may be regarded as normal, the loss of 49 per cent in the July statements shrinks to only about 17 per cent, which is quite another story, though it does not entirely eliminate the loss. However, it would be a better statement than that for June, which showed a loss of 36 per cent, and better than that for May, which recorded a loss of 34 per cent. Compared with May and June, the July figures may be accepted as distinctly favorable.

Rental Situation Problem For Owners of Buildings

Realtors are discussing the rental situation as influenced by the present changed and unusual conditions. A leading rental agent of St. Paul voices the sentiment of landlords in that city when he told a reporter that tenants will not be asked for an increase of rent unless they insist on too many improvements and decorations. "Where a house or flat is occupied and the tenant remains, it is not likely that any higher rent will be demanded." He stated that there is, as in most cities, a great demand for flats and apartments.

On the other hand, rental agents

have met with the greatly increased cost of all materials necessary for decorating and repairing and in the case of flats the cost of heat is a most serious question, and the conclusion is logical that rents ought to be increased as well as every other factor in the high cost of living.

One of the practical conferences in the recent convention of real estate boards in Milwaukee was that on leases and rentals, in which interesting points were brought out as follows:

In Ohio all building leases have been cancelled on account of the coal conditions and leases are made for five months in summer and seven winter months. In Iowa rents have

been increased \$5 a month. Kansas City has successfully experimented with the problem of securing prompt payment of rents by adding \$5 to the amount of the rent agreed upon and if payment is made on or before the fifth of the month, a rebate of \$5 is allowed. A delegate from that city stated that in case of a three-year lease four months' rent was charged in advance and, therefore, the last four months of the lease came free. In this way the landlords are sure of their money.

Boston Dope Wrong.
So far the Braves have failed to make good on early season predictions. The Stallings crowd were touted as being of the top-notch variety, but the dope has gone wrong.

Price and Performance!

Costs Less!!

Acts Better!!!



The new balance we have attained in the Willys Six whereby we combine greater power with sturdier light weight makes it a snappier, livelier car—and easier to handle.

We want you to compare its performance with cars costing around \$1600—the price of the Willys Six is \$1295.

That's considerably less—and see if you don't consider the Willys Six a better performer.

Also the Willys Six stands out as one of the season's smartest cars in a comparison of appearance.

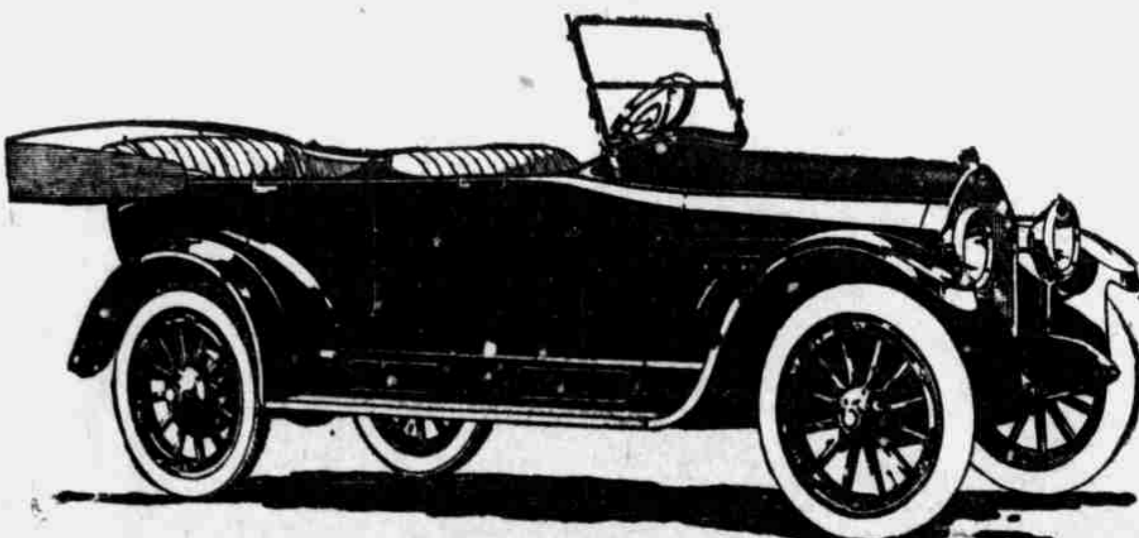
It would be hard to design a more beautiful car at any price—new double cowl body—slanting windshield—long low racy lines.

It acts the part and looks the part of a \$1600 Six—think of the excess value at \$1295!

45-horsepower motor, L-head type of high power
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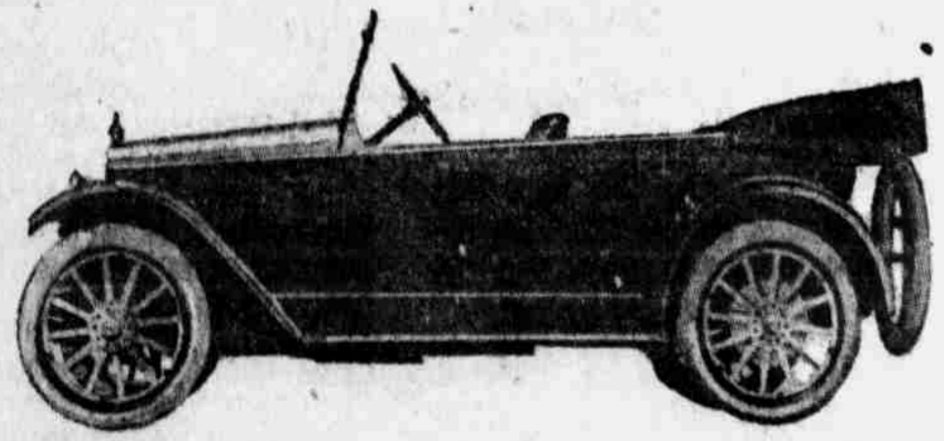
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Stearns Four five-passenger \$1585
Touring Car for Seven, \$1725; Cloverleaf Roadster, \$1585; Coupe, \$2150; Limousine, \$3000; Landulet, \$3100; Landulet Brougham, \$3200.

Stearns Eight
Touring Car for Seven, \$2375; Cloverleaf Roadster, \$2375; Coupe, \$3075; Coupe-Landulet, \$3075; Limousine, \$3685; Landulet, \$3785; Landulet Brougham, \$3785.

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