

GARDEN AND HOME BUILDERS' PAGE

COUNTRY ESTATE BOOSTED BY GOOD SUBURBAN ROADS

Automobiles Also Help in Increasing Number of Homes Being Built in City's Outskirts.

Hard roads and the automobile have brought the "country estate" into the city. Cities that have developed good suburban roads have responded to the semi-rural environment earlier than Omaha. But the growth of permanent road development here has started a demand for this kind of property and the consequent evolution will be a matter of amazement in the course of a few years.

Several beautiful suburban tracts have been put on the market here in the past year or two and have been liberally patronized.

In Detroit, a city with less bank clearances, weekly, than Omaha, lots in subdivisions, 12 to 15 miles from the city, sell for \$1,200 to \$1,500 a piece.

Present Best Time. Right now is the time for the foresighted to invest in such tracts in Omaha suburban environments. Omaha is destined to grow as healthfully and as vigorously in the future as in the past. Population is bound to increase.

The city has gone over the crest and has gathered a natural momentum that will place it in the first class of American commercial and industrial centers for all time. Realty values will soon approximate their true worth and in some districts will get out of the reach of the ordinary investor. As true as the fact that one of the best business corners of Omaha once sold for \$250, is the fact that suburban lots now selling for \$500 will sell in a few years for many times that amount.

The Nebraskan out in the state who has money to invest would do well to bear this fact in mind, say real estate men, for there is no better investment than Omaha real estate, wherever located.

ARTHUR PALMER TALKS TO OMAHA REAL ESTATE MEN

Arthur L. Palmer, executive secretary of the state fuel administration, addressed the Wednesday noon meeting of the Omaha real estate board at the Chamber of Commerce.

Mr. Palmer, in his address, used the parable of the "ten virgins, five of whom were wise and had their lamps trimmed and burning, and five of whom were foolish, and provided no oil," as an illustration of what might happen this winter.

He impressed upon the real estate men the fact that a coal famine of a most serious nature was imminent the coming winter if the people of Omaha did not heed the warning to buy coal now, while the railroads had the equipment to haul the fuel.

In the fall the extra demand for rolling stock to move grain, food products and army supplies will make it impossible for the roads to provide for the hauling of vast quantities of coal.

"It will be wrong for the improvident to ask those who have heeded the warning to provide for their necessities the coming winter and they will be in the condition of the five foolish virgins who were denied oil," he said.

Request C. F. Harrison to Enter National Contest

Because of his qualifications, C. F. Harrison, of the firm of Harrison & Morton, has been requested by the Omaha real estate board to compete in the achievement cup contest that is to be a feature of the national convention of realtors at St. Louis in June.

The object of the contest is to develop the best paper on city achievement and it is thought that with "Omaha and Its Achievements" as a subject, Mr. Harrison, who is well known for his eloquence, will become inspired and bring back the cup as an achievement of his own.

Federal Agents Will Speak at Board Meeting This Week

Owing to their unavoidable absence from the city, Harry O'Neill and Edgar M. Martin, federal agents investigating alien property in Nebraska, who were on the program to speak at the noon luncheon Wednesday of the Omaha real estate board, at the Chamber of Commerce, were unable to appear. They are scheduled to make the addresses at the Wednesday lunch at the board meeting at the Chamber of Commerce this week.

BAVARIAN CITIES DAMAGED GREATLY BY AIR ATTACKS

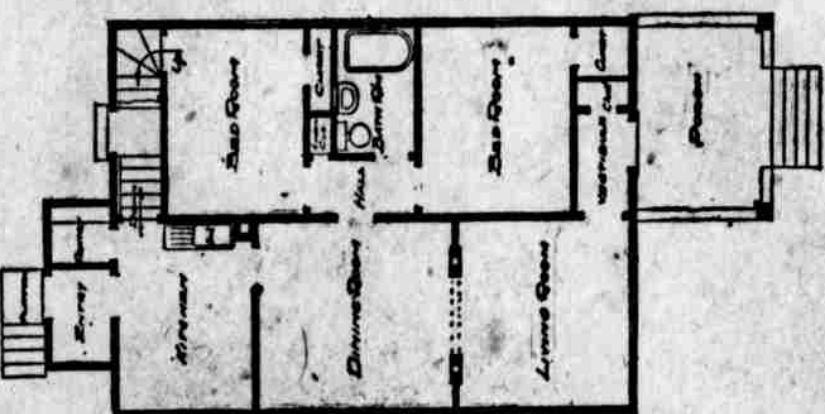
New York, April 18.—British and French air raids on Bavarian cities are increasing steadily and the damage to property, especially in the Palatinate, is very extensive, say German newspapers.

This fact was brought to the attention of the Bavarian chamber of deputies by a socialistic interpellation asking: "Is the government aware of the fact that the population of Bavaria, and especially of the Palatinate, is suffering great material losses as a result of the steadily increasing aerial attacks? What does the government intend to do regarding the compensation of those affected?"

The socialists stated that hostile aerial attacks on cities recently had increased greatly.

Minister of the Interior von Bretschneider said the government was willing to grant compensations for damage to property caused by hostile

Five-Room House is Built For Comfort and Economy



The above is a modern, moderate-priced, five-room house built by the Home Builders, Incorporated. It is strictly up-to-date in every respect. The vestibule, living room and dining room are finished in oak, with oak floors. A colonnade opening divides the living room and the dining room, with built-in bookcases. The two bedrooms and bath room are connected by a hall. These rooms are finished in white enamel.



Open Beverly Hills, on Dodge Road, as Suburban Home Site

Announcement is made today of the opening of "Beverly Hills," subdivision, a 190-acre tract in the West Dodge section, which has just been developed as a suburban home district.

The tract is said to be one of the largest highly restricted residence subdivisions ever offered in an American city. "Beverly Hills" subdivision is located on the south side of the paved Dodge road, Lincoln highway, less than a mile west of Fairacres. It extends from Seventy-eighth street west to Eighty-fourth street, and from the Lincoln highway south to the Pacific street road.

It was laid out under the direction of a landscape architect. The lots, planned especially as sites for suburban homes, range in size from one-half to four and one-half acres. They are restricted to residences costing not less than \$3,500. It is planned to erect a number of handsome homes this year, including a \$7,500 residence for a prominent Omaha physician, plans for which are now complete.

The new district, formerly part of the Claus Sievers farm and the Arwood farm, was acquired in 1917 by a syndicate of Omaha business men. It has been graded, winding drives

OMAHA LEADS ALL WORLD IN NUMBER OF HOMES OWNED

People Here Solving Own Housing Needs by Buying Residences; Present Campaign Is Helping.

The national housing committee has addressed a letter to the secretary of the Omaha real estate board, inquiring about housing conditions in this city, and asking what were the community's greatest needs in that respect?

It is a peculiar fact, but Omaha people are solving, in a large way, their own housing needs and problems. It is doubtful if there is a city of the population and commercial importance of Omaha in the United States where more families live in their own comfortable and modern homes.

The "Own Your Own Home" campaign, which is now in progress here, will add largely to this condition.

In the larger cities of the east, where topographical features confine masses of the population to limited areas, there are the problems of overcrowded tenements, and where realty values are fabulous these human hives are made to return vast sums annually in rentals with very little outgo for upkeep and repairs.

No Tenements Here. There is not a tenement district in Omaha that can compare in squalor or lack of modern improvements or sordidness of surroundings with what are considered the fairly decent tenement conditions of the east. Here the poorest tenant has great advantages over those of the eastern cities.

It is only by comparison that persons in Omaha can realize the reasonable realty values here.

In most eastern cities of the population of Omaha it would be impossible for the man of average means or earning power to acquire a home, within easy reaching distance of his work in the center of the city, for \$3,000 or \$4,000, and especially with the yard surroundings, the boulevard and park systems, such as this city possesses. This should be considered in the present "Own Your Own Home" campaign. This is the world's champion residence city.

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OMAHA CITIZENS MORE FRUGAL AS VAST WAR RAGES

Building and Loan Official Declares City Is Enjoying Highly Prosperous Condition This Year.

With Omaha in a highly prosperous condition, the average citizen is saving money at a rate never before equalled in this city, according to a statement issued yesterday by W. H. Adair, secretary of the Omaha Loan and Building association. The statement followed an important meeting of the directors. Secretary Adair said:

"We are highly pleased with the situation, which affords evidence that Omaha is in a highly prosperous condition. The average man is saving money at a rate never before equalled in Omaha. We have opened more new accounts this year than we did during the same period in 1917.

Remarkable Showing Made. "We think this is a remarkable showing when we consider that those same people are buying Liberty bonds, War Savings stamps and contributing to the support of other war activities. And what is quite as pleasing, members who bought Liberty bonds through our association are paying them off rapidly and will soon be in the clear.

"The progress we have made during the last fiscal year is so favorable, our directors have decided to enter with greater zest into the 'own a home' campaign, believing it to be an

organized effort for the upbuilding of Omaha.

Many New Loans Here.

"The people of this community know that our association for more than 35 years has exerted its entire energies to encourage home building in Omaha, to which city it has confined the placing of its loans. During the last 30 days we have closed loans on city property aggregating about \$100,000 and the prospect is that we shall continue to loan at about this rate throughout the summer.

"Our association has sold to its stockholders and others \$500,000 worth of Liberty bonds and now that the last great drive is nearing a successful close, we feel that our organization can resume its policy of promoting the 'own a home' idea inaugurated by it many years ago."

O'Keefe Real Estate Co. Reports Brisk Land Sales

The O'Keefe Real Estate company last week reported the following sales:

James H. O'Brien bought 20 acres at Fifth and C streets from J. J. Harrington for \$4,000.

B. G. Mahoney, formerly of Mission, Tex., has bought the J. Martin Cannon 2-acre country home on the Calhoun road, for \$2,700.

W. B. Duncan, formerly of Clearfield, Pa., recently bought the E. H. McCreary home at 3518 Burt street.

Joseph P. O'Keefe has bought of Charles D. Brunker 40 acres on West Pacific street road.

Stella A. Dowd has bought the 8-acre country home of Mary Bauer, north of Benson, for \$5,000.

Jacob Lutz has bought of B. Gross the business property at Forty-third street and Grand avenue, for \$6,000.

Louis Morgan has bought of M. E. Howell a house and lot at 111 South Twenty-ninth street.

The O'Keefe Real Estate company also states the demand for land is brisk and mentions the following recent land sales:

D. E. Edquist, 640 acres in Kimball county, Nebraska from C. W. Schaffert.

John C. Wharton has bought of George Rockafeller 2 ranch in Brown county, Nebraska.

Louis Horn sold to J. P. O'Keefe a section of Kimball county land.

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Berrycraft Stain Finish
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Demand for Houses on the Increase, Says E. F. Williams

"The demand for houses continues unabated," said Edward F. Williams, secretary of the Omaha real estate board, to a reporter.

"Our firm, the Edward F. Williams company, sold five houses, prices ranging from \$3,000 to \$4,000, this week."

"A family that moved into the city last week had been looking all over the city for a five-room bungalow to rent. The man and his wife came to

our office," said Linn Campbell of the Byron Reed realty firm. "They inquired if we had such a place to rent and on our giving a negative reply, the woman said: 'We came here as a last resort and I have given up the idea of trying to rent such a place. What have you got that will suit us that you can sell on reasonable terms?' She was shown and a sale is probable."

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