Five-Room House Is Most Popular **Among Omahans**

Firm That Tried Experiment With Smaller Dwellings Says No Demand for Them.

A five-room house is the smallest type of new residence that appeals to Omaha people, according to Shopen & Co., a firm which has done considerable building in the last

This firm of realtors last year built several four-room houses, thinking there would be a big demand for them because of the decreased cost. "We found very little demand for four-room houses," according to C. F. Shopen, "and have decided to build no more of them."

"The most popular house appears to be the five-room type. Three or four-room houses may be in demand in other cities, but they are not in Omaha." Shopen & Co. now have under

construction eight houses.

In a list of recent sales reported In a list of recent sales reported by this firm, four are new houses. Following is the list: 2601-3 Spen-cer to Charles A. Pope, \$3,850; 5023 Pinkney street, George L. Haecke, \$3,500; 4109 Spencer street, to E. W. Hazel, \$1,200; 6913 Wirt street, to Cyrus L. Reed, \$3,500; 1503 Corby to George J. Aitkenhead, \$3,000; Benson's Gardens, tract to J. J. Kel-lar, \$2,650; 1504 North Thirty-first, to R. H. Fitts (new), \$5,250; 3324 Redmond to Lillian Christensen, Redmond to Lillian Christensen, \$3,000; 3437 Taylor to A. H. Hum-berson, \$4,450; 2715 Kansas avenue to P. MacDonald (new), \$5,400; 1508 North Thirty-first street to A. An-derson (new), \$5,400; 2318 North Twenty-second street to H. Hawkins, \$4,700; 2346 North Sixty-fifth street to C. B. Miller, \$2,800; 2535 North Sixty-fifth street to W. A. Stein-hauser, \$3,900; 4036 Hamilton street to Bandiera Angelo, \$3,400.

Two Types of Farm **Buyers** in Market

Two separate kinds of farm buy-ers were developed by recent busi-ness, according to D. J. Adams of the W. F. Shelton Land company. These two types of buyers, ac-cording to Mr. Adams, are, first, the

purchaser buying on amortization plan, taking from 10 to 25 years to pay for the land; the other is the bargain hunter. According to Mr. Adams, most of the amortization buyers are renters, who want to become land owners on this plan. The bargain buyers, he said, are capitalists with money enough to pay cash for land priced below its actual

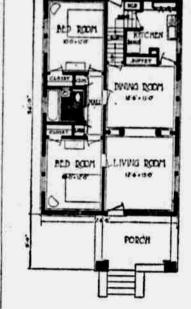
this year in western Nebraska and corded. eastern Colorado. According to Mr. Adams, conditions in farm communties are better than they have been 18 months. He predicts a slow but steady improvement.

Too Early to Plow if Land

Homes of Comfort



Copyright, 1921.



cupboard and work bench, refrigreator alcove, and the location of the cellar stairs opposite the rear door make the housework easy.

Complete working drawings for homes of comfort may be obtained from Adams & Kelly Co., Omaha.

Real Estate Sales

nearly all sales of homes, were offi-cially recorded last week in the office of Register of Deeds Pearce.

More than twice that many deals for building lots and small houses Mr. Adams has sold several farms for amounts below \$4,000 were re-

Following are the sales of \$4,000 or more, by district.

Too Early to Plow if Land
on Garden Slopes to North
Wait a week or two to play or spade your garden ground if your land slopes to the north or is a little high.

This advice was given to the Real Estate board last week by S. B. Stewart, veteran garden man,
He said it is now warm enough to prepare south slope or level ground for gardens, especially the gray plants, such as onions, blue grass, clover, potatoes, etc.

Grace Trullinger to H. M. Bock, 2115 North Fifty-ninth street, \$5,000.
Florence Betts to Frank Beecher, 2230 and 6232 Beefford street, \$5,000.
Florence Betts to Frank Beecher, 2230 and 6232 Beefford street, 30,000.
Florence Betts to Frank Beecher, 2230 and 6232 Beefford street, 30,000.
Florence Betts to Frank Beecher, 2230 and 6232 Beefford street, 30,000.

West Leavenworth.
Sharket E. Kinhoad to Elizabeth M. Shreek, 4311 Leavenworth street, \$6,500.
Lee West to T. J. Shanshan, 721 South Thirty-seventh street, \$6,000.
Barket company to A. H. Allerhelligen, 4225 Mayberry street, \$7,000.
C. C. Jensen to B. C. Grasborg, Mason street, \$6,500.
A. H. Ruwe to R. S. Wesk, 4331 Leavenworth street, \$6,500.
A. H. Ruwe to R. S. Wesk, 4331 Leavenworth street, \$6,500.
Dundee.

Empress Theater in New, Lovely Plumage

Forty-three sales of \$4,000 or more, learly all sales of homes, were officially recorded last week in the office of Register of Deeds Pearce.

More than twice that many deals or building lots and small houses or amounts below \$4,000 were reported.

Following are the sales of \$4,000

Forty-three sales of \$4,000 or more, land the sales of \$4,000

Following are the sales of \$4,000 or more, by district.

Benson.

Cora Balcombe to Jessle Harmon, 2222
Websier street, \$5,000.

Elise Toblason to A. H. Moss, 5901 to 5925 Spencer street and 5902 to 5922 Wirt street, \$6,000.

Grace Trullinger to H. M. Bock, \$125
North Fifty-ninth street, \$5,000.

Flores Betti to Frank Bescher, \$230

North Fifty-ninth street, \$5,000.

Flores Betti to Frank Bescher, \$230

North Fifty-ninth street, \$5,000.

Flores Betti to Frank Bescher, \$230

North Fifty-ninth street, \$5,000.

Flores Betti to Frank Bescher, \$230

North Fifty-ninth street, \$5,000.

Flores Betti to Frank Bescher, \$230

North Fifty-ninth street, \$5,000.

Flores Betti to Frank Bescher, \$230

North Fifty-ninth street, \$5,000.

The decorations, draperies and tap-

North Twenty-sixth street, \$4,500.

Jones-Holmgren to J. R. Holmgren, 2528
Cass street, \$5,000.

Nancy Spegle to B. H. Schlorff, 513
South Nineteenth street, \$5,000.

Grace M. Latham to J. B. Scalzo, 2526
Gathedral.

Anna C. Goos to Nellis J. Toder, 4155
Cuming street, \$5,000.

Mary E. Dickey to Jessie B. Watkins, 4023 Charles street, \$5,700.

Elizabeth McManue to H. L. Horton, Florence, \$5,500.

South.

The foundation size, 24x36, which is the most popular size for city lots, is used for this home. On this foundation, five good rooms and bath, double stairs and every convenience are provided. Every room has good light and ventilation. The bedrooms and closets are roomy. The buffet recess gives every advantage of a room two feet wider. The kitchen

The exterior is planned to give a cozy, attractive appearance, without expensive ornament. Nothing could be more simple, but it doesn't look box-like either. It's a thoroughly convenient, attractive, economical and

Realtors Report **Demand for Site**

A Few, Dealers Say, Are Purchasing Lots to Hold for

Practically every realtor in Omaha is having requests every day for building lots. Most of the realtors

Martin company and others are enaking several sales every week to persons contemplating building.

36 Tracts Sold in Post Farm Acreage

There have been 36 tracts sold in the new 110-acre subdivision put on the market last Friday by Hastings

The firm expects the entire tract to be sold out within two weeks. This ground is the last of the 480acre Post farm which Hastings & Heyden bought several years ago. It is directly west of Benson on Main street. The ground is bounded on the north by Main street and on the south by Blondo street. The west side of it is Eighty-eighth street. which is the main traveled road through Douglas county.

houses have already been started in the addition by persons who arranged for their purchases a few weeks before the ground was put on the market.

There are 102 tracts in the addi-tion. With the exception of a few two-acre pieces, the ground is plotted in acre tracts. The 370 acres of the Post farm, which Hastings & Heyden put on

the market two or three years ago, has all been sold. This new tract is all high ground and is near the West Benson station on the Northwestern railroad. It is particularly adapted to fruit and truck garden raising, according to

F. D. Wead in Clarkson

Hospital for Operation F. D. Wead, realtor, who returned from California last Thursday, ac-

Paint Prices GOOD FOR THE SEASON

House paints, \$1.75 per gallon. Ficor paints, \$2.12 per gallon. Wall paints, qts., 63c; gal., \$2.25. Floor varnish, qts., 75c; gal., \$2.5c. Varnish stains, qts., 65c; gal., \$2.10. Dry goods, general merchandise and grocery catalogs free on re-

quest.
You can make out orders at your leisure with thousands of articles to select from, Bradley, Merriam

& Smith, 13th and Capitol Aver

Transmississippi Lawn Grass Mixture

Kentucky Blue Grass White Clover Lawn Fertilizers '

Phone Doug. 1736

The Nebraska Seed Co. Retail Store 1613 Howard Street

Ten Houses in Minne Lusa

weeks by the Charles W. Martin company, according to its an-nouncement: Bungalow, 2890 Mary street, W. W. Kinsie, \$0,400; bunga-low, 2885 Newport avenue, C. A. Krell, \$5,600; bungalow, 2701 Kan-sas avenue, L. F. Davidson, \$5,500; bungalow, 2854 Mary street, C. F. Speice, \$8,200; house, 2574 Ida-street, A. S. Runyon, \$7,000; bunga-low, 2734 Whitmore street, C. A. Hildreth, \$5,500; house, 2427 Kansas Investment.

report that vacant lot buyers are getting sites for homes, a few, however, are buying for investment.

Many persons wanting to own their own homes, accordingto George F. Jones, are adopting the plan of buying a lot and getting it paid for, then going to a realtor, arranging for a new home.

The Schroeder Investment company last week sold four lots to persons contemplating building homes.

Benson & Carmichael, Willard Slabaugh, John F. Flack, C. W. Martin company and others are making several sales every week to

avenue, Della M. Cook, \$1,100; lot on Ida street, E. P. Brader, \$1,100; 2 lots on Mary street, Rasp brothers, \$1,800; lot on 24th street in Minne Lusa, Omaha Concrete Stone Co., \$1,100. "Seashore" Music Tests

May Prove Boon to Youth Lima, O., April 8.—Never again will mother and dad compel base-ballically-inclined Willie to sit him down and "practice" on his hated violin or piano; no more will golden

The KELSEY-OMAHA NURSERIES

Office and Salesground 17th and Capitol Avenue Complete line of Trees, Shrubs and Roses.

Special Price All Week On Apple Trees and Grapes to farmers and gardeners. Landscape man at your service free.

Tel. WA Inut 3430

haired Janet be summoned from her individual "response" to time, tone

and girls are being graded upon their lesting.

Sold by C. W. Martin Firm dolls and torced, with tear-stained and harmony by the playing of spechecks, to spend the ordained hour cially-prepared phonograph records.

Superintendent J. E. Collins says building lots, all in Minne Lusa, That is, it Lima parents generally the tests may be extended to the have been sold in the last two shore tests," now being held in local shore tests," now being held in local high schools to determine those pulled. Read The Bee All

igh schools to determine those pulls who are musically inclined. Boys Through. You Will Find It Inter-

SALES NOW



One year No. 1 Concord, each..... 10¢ Bridlewreath, one year, each..... 10¢ And other Nursery Stock at reasonable prices at the

Gate City Nursery 2403 North 52 Street WA Inut 2945 3 Blocks South of Kruk Park

Sheepo Fertilizer

For your Lawn, Flowers, Garden and Shrubbery. Now is the time to purchase and apply this high-grade fertilizer.

Nebraska Fertilizer Company

Phone JA ckson 2066 540 Paxton Building

WE MAKE LOANS

On Improved Real Estate

UPON MOST FAVORABLE TERMS

Monthly Payments-No Delays 38 Years of Successful Operation

The Omaha Loan & Building Association Assets - - - - \$20,000,000.00

15th and Dodge Streets, Omaha

Buy

7% First Mortgage Bonds 7%

Secured by new business property in Omaha-while they are at the peak of Good bonds are rock-bottom foundation on which to build for a secure financial future, and the present opportunity to buy good bonds which yield 7% will

probably not be duplicated again in a generation. EXEMPT FROM PERSONAL TAXES IN NEBRASKA

Yielding 7% net, payable semi-annually. Bonds are issued in denominations of \$100, \$200, \$250, \$500 up to \$5,000, maturing in one to ten years. Ask for detailed information of these various bonds and pamphlets: Pleasure of Clipping Coupons and Dependable Investments.

AMERICAN SECURITY COMPANY

Omaha, Neb.

Dodge at 18th St.

Iron and Wire Fences and Gates

We are as near to you as your nearest mail box.

Railings, Window and Door Guards, Trellises and Flower Borders. Iron Clothes Posts, Door Screen Guards and Paper Burners.

Champion Iron and Wire Works J. J. Leddy, Prop. 1505 Jackson JAckson 1590 Anchorite Fence Posts

Ornamental Iron and Wire Fencing



Anchor Fence Co.

07 North 17th

If you are short of money And long for heat, Buy a Howard Furnace Made in Ralston--Can't be beat.

> Sold Direct in Omaha from the Factory

Let Our Experts Figure Your Heating Job

Howard Stove & Furnace Co.

Factory-Raiston, Neb. Telephone Raiston 52

The Furnace That Insures Satisfaction A Factory Must Make a Good Product to Back It With a Guarantee Like the Following: The Sprague Guarantee

Issued by SPRAGUE FOUNDRY AND MFG. CO. Council Bluffs, Ia.

If any part of this furnace gives out within five years from date of purchase, we will furnish a new part to replace same free of charge f. o. b. our fac-

fory.

If any part of this furnace gives out within ten years from date of purchase, we will furnish a new part to replace at half price, f. o. b. our factory.

Grates are the only parts excepted from the terms

SPRAGUE FOUNDRY AND MFG. CO. Ask Us for Estimates

Munroe Furnace & Sheet Metal Works "THE HOUSE OF QUALITY" Phone JA ckson 4066. 1718 Cass Street.

Adams & Kelly Co.

Genasco Shingles

Upson Board

Bilt-Well Window and Door Frames are made in Omaha from uniform White Pine, machined exactly to Bilt- Well standard details, to give exact sliding space for windows and proper opening for stock screens and storm sash.

Updike Lumber & Coal Co.

Everything With Which to Build

Are you thinking about a new home?

Let us help you find a responsible contractor.

Perhaps you need a garage. Figure with us.

Your problem, whether large or small, will receive our careful attention.

FOUR YARDS TO SERVE YOU

Updike Lumber & Coal Co.

4500 Dodge Street

WA Inut 0300

a Home for you in Minne Lusa. We have built several hundred Homes in Omaha and have satisfied all of the owners. We have a Hundred different plans to show

\$850 to \$1350

with all street improvements in and paid for.

you and the best lots in Omaha-

Come Out Today

and see the great number of Homes being built in this beautiful addition.

Charles W. Martin & Co. REALTORS

737 Omaha National Bank Bldg.

ATlantic 0187

Through, You Will Find 1s Inter
Real The Bee All the Was accompanies 1,50%. Bedform, Sunner.

Real The Bee All the Was accompanies 1,50%. Bedform, Sunner.

Real The Bee All the Real Through, You Will Find 1s Inter
Real The Bee All the Real Through, You Will Find 1s Inter
Real The Bee All the Real Through, You Will Find 1s Inter
Real The Bee All the Real Through, You Will Find 1s Inter
Real Through, You Will Find 1s Inter
Real The Bee All the Real Through, You Will Find 1s Inter
Real Through You Real Through You Will Find 1s Inter
Real Through

W. G. Urs. 2003 Binney St., Webster 4155. W. T. Graham, 704 Peters Trust Bldg., Jackson 1532. H. J. Grove. with Grove-Hibbard Co., 327 Securities Bldg.,

Thos. W. Hazen, Arthur Bldg., Douglas 8330. Temple McFayden, 1505 Farnam St., Jackson 2428. Gerald A. Wharton, with Omaha Lumber & Coal Co., 40th and

F. Creedon, 2887 California St., Harney 4562.

S. P. Bostwick, 400 Peters Trust Bldg., Atlantic 1506. Kenneth Reed, with Hastings & Heyden, 1614 Harney St.,

Bldg., Atlantic 1221.

Atlantic 0050.

W. A. Haberstroh & Son

Atlantic 4956.

H. A. Flesher, 4012 Maple St., Walnut 2806.

Geo. C. Flack, with Occidental Bidg. & Loan Ass'n., 322 So. 18th St., Douglas 3326.

Lake Sts., Walnut 0836.

John R. Brandt, with Nebraska Savings & Loan Ass'n., 211

So. 18th St., Jackson 0133.

Amos Grant, with Amos Grant Co., 203 Arthur Bldg.,

Douglas 8380.

I. G. Baright, 2423 Spaulding St., Webster 3858. T. H. Maenner, with T. H. Maenner Co., Omaha Bldg. & Loan Our Reputation Is Your

> Protection. **OUR** Star Furnaces Give Satisfaction. Let Us

Prove It to You. Sold

on Easy Terms.

New Location, 1402-4-6-8-10 Military Ave.