Foibles of Fashion

Lingerie Blouses.

Lingerie blouses are to be worn the winter through with tailored coats and skirts. They are really indispensable, for they are thin, taking up no room, and when mussed water and a hot iron restore them to an immaculate condition. They are, however, as expensive as the more elaborate silk and crepe bodices, as a greater number of them are required; but they are always fresh and spotless, and thus delight the dainty woman. In cut they are almost facsimiles of those worn during the summer, save that heavier laces are used, cluny, guipure and the lately revived crepon being favorites. These laces are used as insertion rather than in appliques, and in many of these blouses the lace is also elaborately embroidered in floral designs in plumetis stitch. One such blouse has its crepon lace embroidered across the front in chrysanthemums.

While the Tea Brews

Gardenias are the chosen flowers for the trim little beaver hat.

Short crepes of wonderful color and sheen are an innovation.

Bracelets are fashionable again, the chain and bangle styles prevailing.

Little girls are wearing dainty white ruffled aprons again over their school frocks.

Such a pretty crepe de chine blouse is applied with pink velvet poppies and green buds.

Sables are particularly good with the brown tones so much affected in this winter's dress.

Given some chiffon and ribbons, and a simple frock may be made to blossom like a rose garden.

The new capes may not be trim looking, but one can't store two yards of dress material inside a little coat sleeve.

A wreath of gorgeous chrysanthemums in copper and yellow tones finishes the beaver hat with a copper broadcloth.

Dainty Dressing Gown.

A dainty dressing gown is a necessity for a woman of taste; it may be quite charming and elegant without losing its useful character. There was a time when there was little choice between the frivolous peignoir and the uncompromisingly hideous or gaudy striped garment, but in these days of beautiful and inexpensive fabrics there is no excuse for anyone to wear unbecoming colors. "Something serviceable" means to many people chiefly an absence of color. A deep rich shade, however, looks clean and fresh much longer than a nondescript or dingy hue. The prevailing color of the bedroom should be taken into consideration when choosing a dressing gown. It is not more difficult to choose the right shade and secure a harmony in your room. A simple gown of fine serge or amazon cloth, with a border of galloon, is pretty and is very easily made.

Neck Chains Galore.

This is the day of old jewelry. Even with the severest tailored gowns, strings of turquoise, pearl, jade, coral or colored glass beads are worn. One pays as high as $5 for a string of glass beads. These are supposed to be Venetian, but most of them are made in Providence, R. I., and other American cities. There is a green bead turned out in a Providence factory which rivals jade for transluscence and tender coloring. Pink coral and white coral are in high favor.

Brilliant Red and White.

No color is more attractive for the negligees of Oriental suggestion than bright red. This smart and novel

kimono shows the color in stripes on a ground of white wash flannel and is trimmed with bands of Persian silk, in which is much red, and worn with a plain red sash. The style of the garment is peculiarly desirable and becoming and the Empire suggestion suits present styles to a nicety. To make it for a woman of medium size will be required 8 yards of material 27, 7¾ yards 32 or 6 yards 44 inches wide, with 1½ yards of silk for bands and 3½ yards of ribbon for sash.

For Daylight Wear.

One point that pertains to all costumes for daylight wear is the notable absence of a train to the skirt. The very best makers are showing gowns in all of the expensive materials with the skirt full and bouffant, either to clear or barely touch the ground, just as the wearer prefers. With the new skirts that are anywhere from six to ten yards around the hem the problem of "how to hold up four sides of a skirt at once and only two hands do it with," as a clever old lady expressed it, was one that is simply solved by doling away with the necessity for holding up the skirt at all.

Hoopskirts Coming.

Walking skirts will remain short and full. There are those who hint at a lifting of hoopskirts in the hem, to be succeeded by whalebone, with possibly steel as a last resource. Between a steel-stiffened skirt and a crinoline there is little difference.

Full skirts will be worn also in those gowns that are intended for smart occasions, although the pleats and gathers will be more simply arranged than hitherto, while flounces and frills will be fewer in number.

In many cases, where soft fabrics like crepe de chine, velours and mousseline are being used, the skirts will be allowed to fall in long, straight folds from waist to feet, the bodices being also very simply but picturesquely arranged with full folds coming from the shoulders and crossing in front under a deep waist belt of soft silk or satin ribbon.

Match Your Cloak to Your Gown.

It is not always that a woman can match her cloak to her gown, but she can very often do. Even when they do not match in color and in material they can be made to harmonize in other ways. The cloak can be cut so as to show off the trimmings on the gown, or it can be trimmed with the same kind of lace; or, perhaps, with fringe to correspond.

So much depends upon this preservation of the harmonies that a woman is wise who thinks first of harmony and afterward of color and material. It takes only a touch, just the slightest thing, to bring the two into keeping with each other.

Hood for Small Child.

Fashions for the wee ones are as exaggerated and varied as those of their elders. In hoods there is an endless variety. An old but pretty model is white faille, and it may be readily copied at home. One piece of silk makes the hood, and where it joins a back forms a decided point on

top. A wide band of heavy lace, edged with a tiny ruffle of plaited silk, turns back from the face, and a deep cape of the material, bordered with narrow ruffle of silk, is attached to bottom of hood. Strings of white taffeta ribbon tie in bow under chin.

Dutch Neck-Finishings.

A great many shirtwaists and shirt-waist suits are made with the round or Dutch neck. The neck is finished with a cording or with a little frill or ruffle. This is shirred around the throat and the waist is trimmed to match. For day wear these necks are never low enough to show the throat, but the whole of the neck is exposed. The fastening is quite simple, consisting of a little pearl button at the back and the effect is charmingly girlish.

For evening the neck can be a little round or at most slightly more inclined to reveal the lines of the throat and neck but they should not by any means be low. With this style of neck the neck-lace, be it fur or feathers, or be it made of chiffon ruffles, is a necessity, and from the point of view of the first fall breezes blow it should be worn. The round neck in the street is only pretty in midsummer, not by any means in the fall and winter. The best finish is a little frill of lace or a narrow muslin ruffle, and if the gown be very nice the lace frill can be made of valenciennes lace or of any other fashionable lace, but the finish must be simple.

Veils of the Moment.

The newest veil is called the "Mekba," and looks more like an exquisite lace flounce than a veil. It is deep and wide and circular, and made mostly of Chantilly lace, with its flat, silky mesh and graceful patterns.

Some of them have the pattern of the edge repeated, in a smaller way at the top of the flounce, just where it lies over the brim of the hat.

Chiffon veils—some of them—have scalloped edges and are appliqued with small velvet daisies. But their charm is the way they pull up on a dreary day and lend its snugly around or over the crown.

Some of the prettiest automobile veils are double—a medium shade, with a lighter shade over it, and joined together at the top.

Another double veil has the inner veil embroidered in large dots and shirred up to fit somewhat under the chin, while the outer veil flows free.

A curious trick—it's new, too—is to have the veils made of changeable stuffs. The second color doesn't show definitely, but gives a little shimmering beauty note that is fascinating.

Three-Quarter Length Coats.

All of the new tailor-mades boast the three-quarter length coats, and with these the skirt is generally plain, the coats being of the Directoire and Napoleon cuts. One style, with double-breasted front, has three shoulder capes of the cloth with raw edges.

Wraps and Hats.

In wraps the cape is far and away the favorite. Many and various are the modes and models in these, from the military cape, such as Uncle Sam's officers carry, to the draped shawl production that is lined with quilted and padded satin and covered with costly lace. The cape slips on so easily over the shoulders and rests so tenderly on the filmiest and fluffiest of sleeves, that the smart girl has already elected it as her favorite wrap for all occasions.

Hats and wraps, too, absorb an appreciable amount of fashionable attention, for over here we have not altogether taken up the English fashion of dispensing with a hat for evening wear. White is again the favorite for hats, but the dominant note of color is introduced in the ostrich plumes which often form the sole trimming.

With the Housewife

Putting ground coffee to steep cold water the night before will be found to result in economy and richness of flavor for the breakfast beverage. Enough coffee should be used to allow one tablespoonful for every cup and an extra one for the pot.

Sugar should be purchased in small quantities as it dies and loses flavor if kept; raisins, currants and candied peel will not keep long. Vinegar soon loses its flavor if kept, and so does Lucca oil. Macaroni will not keep, and spice, pepper and roasted coffee, too, soon deteriorate.

Candles burn better and more slowly if they have been stored in a dry place six or seven weeks before being used. Soap will go twice as far if well dried. It should be cut into small blocks and these arranged in tiers with spaces between to allow them to dry.

Pleasing Styles in Coats.

The short basque coats and coats of moderate hip length will be found more generally becoming than the redingotes, however, while not new, are quite as fashionable. The short basque coats are, of course, fitted snugly at the waist and often belted or girdled; but though the general tendency is toward the coat fitted closely at back and sides it is not in fitted coats that fashion has not disappeared and loosely falling coat models are numerous.

Pretty Fancy in Blouses.

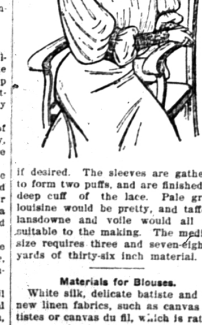
New blouses in Paris are made of alternate rows of ribbon and Russian lace. The ribbon used is only half the width of the lace employed, the latter being of mixed colorings. These are worn with skirts, the color of which matches the ribbon or the lace, and are worn over fitting silk underbodices or corset covers without yokes or sleeves.

Charming New Collar.

Here's the dearest little new collar just out—meant for a light silk blouse. It's not more than two or three inches deep and fits just around the turn of the throat. But the way it's made crosses to lay not down in coil black and white letters. It is frills and fluff and tiny bits of roses and bits of the sheerest laces joined together like fairy work.

Ladies' Waist.

Ivory white crepe de chine was used to develop this effective waist, with cuffs and collar of ecrue lace. It is made over a fitted lining, and the closing is in the back. A deep-pointed yoke that extends over the sleeve in drop-shoulder effect is a pleasing feature, and may be of all-over lace



if desired. The sleeves are gathered to form two puffs, and are finished by a cuff of the lace. Pale green louisine would be pretty, and taffeta, lansdowne and voile would all be suitable to the making. The medium size requires three and seven-eighths yards of thirty-six inch material.

Materials for Blouses.

White silk, delicate batiste and the new linen fabrics, such as canvas batistes or canvas du fil, which is rather coarse and quite transparent, are much used in Paris for blouses. Chiffon taffeta in colors to match the coat and skirt make handsome but, of course, not washable blouses; this material crushes without wrinkling and is the most durable of the taffeta weaves.

Style in Evening Millinery.

White hats lead for evening wear, touched delicately with silver or gold or delicate colors. Some have cloudy pinks or blues introduced so skillfully as to be almost like mother of pearl or the softest sunset colors.

Real Estate Exchange

Of Whitehead & Mitchell at the Exchange Bank, Birmingham, Mich.

The following is a partial list of farms, city and village lots and real estate generally which we have for sale. As our list is constantly changing, we request that parties will write us if they do not see what they want in this list:

2.

Farm of 50 acres, well fenced, well watered, never-failing stream; 30 acres timber, 15 miles from Detroit and Center and electric railway to Detroit and Pontiac. Terms easy.

5.

Elegant house and lot 66 feet front and 20 rods deep on Maple Ave. East, (half an acre). Fine precinct, all the modern conveniences, furnace, bath, closet, etc. Can be bought for what the building cost. With adjoining lot, one acre only property for portion of the purchase price.

6.

The VanEvery farm on the north shore of Wing Lake, 80 acres, two good houses, three fine lake frontage, 10 acres fine orchard, 15 acres timber. Excellent fishing, boating and bathing. Terms easy.

10.

Large, roomy two-story house on Townsend St. in Birmingham, barn, city water and all ordinary conveniences, 120 ft. front and 108 ft. deep. Small fruit and good neighborhood.

13.

The Bayley farm in the town of Troy, 127½ acres. Good farm house and farm buildings (fowing well at the barn) which is the envy and pride of Troy; 30 acres good beech and maple timber, 40 acres fine level meadow. Circumstances render it advisable to sell at once, and the man who comes first will secure one of the best bargains in the country. Look it up.

13.

Farm in Southfield, 67 acres, of which 10 acres is timber, good beech and maple timber. Rouge creek runs through farm. Water in every lot the year round. New, small house and small barn. Terms easy and price so low that about it which we have not space to tell about here, but they will interest you.

16.

Fine fruit farm of 83 acres about 3 miles from Birmingham, nine miles from Detroit, 3 acres timber No waste land; 2,800 peaches, 100 plums, 300 grapes, 20 apples, 15 acres raspberries, 1 acres strawberries. Small house and barn, cheap. Price $80 per acre. Will take other property for part pay. Tell you more about it if you ask us.

18.

A small farm of 8 acres, being part of the west of section 3, Southfield township, Oakland county. Four acres fruit, small house, barn, hen-house and pig-pen. Buildings insured for $1,500. Premises adjoining Birmingham village, with pure water from flowing well, which is piped to barn, furnishing plenty of water for stock and other purposes all the year round. Good fences, excellent soil, gravelly loam in high state of cultivation. Small orchard of about 100 trees, 4 rooms, woodshed, cellar, cistern and all conveniences; 80 rods from village school; 80 rods from Methodist church; 1½ miles from Birmingham; 3 miles from Pontiac; 9 miles from Detroit. This little farm is ready for business, without a cent of repairs or improvements. Price $1,800. Terms easy.

33.

Twenty-three hundred dollars cash will buy one of the finest farms within 15 miles of the township of Southfield, consisting of 96 acres. The price is $50 per acre, and the balance of the purchase price will be allowed to continue on mortgage at 6 per cent, or will trade for a smaller farm in house and lot in Birmingham. Have three good buildings, good cellars, wells, cisterns and all the usual conveniences. There are other things which we will whisper in your ear upon application.

38.

Two story house and lot on south side of Oakland St., two doors from electric road on Baganaw St., 66 ft. front, 132 ft. deep. Hot and cold water on both floors, water closet, bath, furnace and every modern convenience. Price $2,800, cash, balance on long time. Price $2,800. If you are curious or interested, just ask us for fuller particulars. If you are very curious it will be curious if we can't interest you.

42.

Brick house, good barn and seven acres of land suitable for poultry, on the north side of Maple Ave east, Birmingham, opposite the Poppleton subdivision. Price $2,500 and it will pay you rent of it. If you don't believe it, ask us about it and we will prove it.

44.

Fruit Stock Farm—the celebrated Collins Farm—62 acres in township of Southfield. Buildings are well painted and in good condition; Large 12 room frame house, with cellar divided into three compartments. House surrounded with the finest shade trees. Horse barn with stalls for six horses and separate carriage room. Barn has hay loft with granary, overhead track, cow stables underneath with cement floor and 5 or 6 stalls on each side, sliding doors, good windows, window guards, stone foundation, etc. Cow barn 40 ft. long with 8 box stalls and paddock. Horse barn with 4 box and 4 other stalls and paddock enclosed with high board fence. Straw stack. Tool house, enclosed with sliding doors. Office with large station or waiting room and ticket office. Chicken house, box stall with paddock secure and strong fa; this purpose and adjoining the other buildings. Outside closet for stables. Fruit: Large and bearing apple orchard well trimmed and in good condition. Buildings, Greenings, Kings, Steeles Red, Jonathans and Baldwins; 100 near trees, 1 peach, 25 cherry, 15 plum, all of best varieties, 1 apricot, 4 quince, currants, grapes, strawberries, etc. 5 acres timber or wood lot. Water supply good with iron pump at house, good well with iron pump at barn; branch of River Rouge runs across entire south end of farm and 5 or 6 springs on farm in well flow. Potatoes are in first-class shape, many of them entirely new. Potatoes and hay are the principal crops. Average of 40 head of stock during past five years. No feed of any kind bought and entire farm heavily manured. No commercial fertilizers used. Better inquire about this farm it may pay you.

55.

Village lots on Saginaw street, bounded north by land of Mollie G. Smith, east by D. G. H. & M. Ry. south by flower street, west by Saginaw street, 108 ft. front on Saginaw street, 172 feet deep on north side and 148 feet deep on south side; all in the village of Birmingham, Oakland, Mich. One of the finest building sites in the village. Price $600.

56.

Lots 48 and 49 Randall's Addition, price $1,100 for the two lots (which is very cheap). Will exchange for small house and lot in Birmingham.

57.

Farm of 50 acres being the s ½ of the s ½ of section 2, Farmington, Oakland county, Mich., in the finest agricultural district of the county, with 8 fairly good buildings. There is no incumbrance on the property, and it is less than a mile from the Farmington electric road. 5 acres of timber, elm, basswood, etc. and the price is only $45.00 per acre and you can have your own way about the terms of payment as long as you have enough to secure it. A postal will get you fuller particulars.

58.

Good little farm in one township of West Bloomfield, in a good neighborhood, 40 acres, 5 acres of oak timber, 2 acres of orchard, house and barn all in good shape. Nice little lake on the farm, good neighborhood and soil of the very best. Wait a minute! The price is the thing to look at. It can be bought for $40 per acre. There!

59.

House and lot, No. 1400 Fourteenth Ave., Detroit, a little over a block from the Boulevard; paved street; house piped and furnace; small barn and chicken house. Price asked at $2,700; insured for $1,000. Will trade for Birmingham village property or for a small farm of not more than 5 acres.

60.

House and two lots 150 x 200 just north of the corporation line of the village of Royal Oak, plenty of small fruit and shade trees; two buildings worth $1,500 and will sell for just what the buildings would cost to build. House and 7 rooms and pantry, cellar, good well, nice barn. Buildings were built less than two years ago. Price 2,000 and 1 terms easy.

61.

House of 11 rooms on lots 4 and 18 Castle's plat, fronting on Merrill and Martin streets, Birmingham. Good cistern and ample cellar. There are things about this place which we want to talk to you about and the price is so low that we are ashamed to tell it in print out loud. If you will call and see us we will whisper.

72.

Part of s ½ of sec 29, Southfield, 40 acres of timber and pasture land, 4 acres orchard—good fruit—4 buildings valued at $800. 1¼ miles west of the D. & F. Electric Ry. Free daily mail delivery. Good well, cellar, cistern, barn, house; fine lake frontage on the corner of the farm. Price $4,200 and terms easy on long time. It is a nice little home for someone in excellent neighborhood, all ready for occupancy or business at a price within the reach of all. See about this. A postal will get it.

71.

Two acres, no buildings, 5 acres cleared, 2 acres elm and ash timber, 1¼ miles west of Burnham, Mich. Price $60 per acre.

75.

Cottage, number 76 Oak Hill street, Pontiac, Mich., 6 rooms and attic. Half a mile from the court house. Price $975, cash or installments.

77.

One lot on Saginaw street, just south of land owned by John Gerstner, in Birmingham village. Anyone wishing to purchase will find this a bargain. For particulars inquire of Mollie G. Smith or at the Exchange Bank.

86.

Eighty acres of excellent land with good buildings (insured for $1,500), fine orchard, half mile east of best varieties of grafted fruit, half mile east of Northwood on the T. & A. A. R. R. line and half mile west of the Rochester line, 12 miles from Detroit and about mile from Romeo, the village. Price $6,000. Terms, enough cash to secure and the balance on long time at a low rate of interest. Worth inquiring more particularly about.

87.

House and three lots on the corner of Townsend and Henrietta streets, in excellent location. One of the best built and most comfortable residences in the village, with 120 feet front on Townsend and 195 feet deep. Modern ten room house with closets, cellar, well, woodshed and summer kitchen. Now this is strictly "on the deal" and must not be mentioned out. If you really have any intention of buying a home in this village within a year, you can't afford to overlook this place. Because the price is only $2,800 and more than that—but that's a state secret—and we don't want it to get to Detroit until you are Whitehead and ask him about it. Come or write quick—may never-see-the-back-of-my-neck-if-I-aint so.

89.

Lot on the east side of Baldwin Ave., in the Randall Addition. Fine building site. Price only $400.00.

90.

Finest farm we know of, 154 acres one mile south of the village of Birmingham. Nine good buildings, acres of timber, a good orchard, finest orchard in the country, one mile from the postoffice and one mile west of the electric railway. Flowing well. House heated with furnace. Price $90.00 per acre. I want to know more about it? A postal will bring full particulars.

91.

Farm, 102 acres in the north part of Royal Oak township, 7 acres orchard, fine fruit, good buildings, good gravelly clay loam, very productive; buildings are insured for $3,000. price $90.00 per acre. Will exchange for Birmingham or Pontiac property.

93.

149 acres adjoining corporation limits of Birmingham, 20 acres timber, 10 acres of excellent meadow, balance tillable, well fenced for $4,000. Beautiful branch of the little River Rouge furnishes living water for stock the year round. No waste land. Fine orchard, good buildings. Other things about it which we have not space to tell about here, but they will interest you.

94.

One of the best farms, without exception, in the township of Southfield, 124 acres and no waste land. Well fenced and thoroughly drained, 10 acres excellent orchard, 10 acres good heavy timber. Two buildings valued at more than $3,000 and the place can be bought on easy terms for $64.00 per acre. There, if that don't get you to thinking you won't hear any more. A cent's worth of postal cards will tell you all about it by return mail.

95.

103 1-3 acres in Southfield township, within 20 rods of a good school, no waste land, living water runs through the farm the year round, farm well fenced and thoroughly drained, between 40 and 50 acres in high state of cultivation, 2 acres of timber, two flowing wells, an ideal stock farm and at so low a price that we are not allowed to say right out loud what it is.

96.

Yep! Here's your chance at last. Will exchange for Detroit city property. Farm of 160 acres in Southfield township, very productive soil, in a high state of cultivation, not a foot of waste land on the place, flowing wells, excellent buildings, best wire fences, farm thoroughly drained, 12 acres of grape vines, 8 acres pear trees, 3 acres peach trees, fine dwelling, one swine house capable of holding 1,000 hogs, 2 buildings valued at $3,500. Terms easy, and long time. One of the best farms in Southfield, about 3 miles from Birmingham. This is for you to see it any time. It's worth looking over.

97.

Fine hundred and eighty acres in the township of Ashtabula county, Ohio. Good buildings, price ten dollars per acre. That's all.

98.

An ideal country home for anyone. House worth $2,000 with all the conveniences you can have in the city, and about 3 acres. Eighty-five acres, 3 acres oak timber. Soil a rich loamy gravel, 6 acres fruit and shade trees, farm fenced with best woven wire fencing with cedar posts, miles and miles of tile drain and about a mile from the electric road between Birmingham and Pontiac. Will exchange for improved city property. Price $4,000 and easy and when you take into consideration the cost of the improvements, it is well worth the money. Come and see us and we take you to see it and then if you don't say we are all right we will take it all back. Won't cost you anything to poke around a little and find out about it.

100.

Farm of 75½ acres on the Twelve mile road, 1¾ miles east of the Electric Railway on Wood ward avenue, two-story house, good barn and buildings which are worth more than $2,000. Rich loamy soil, admirable for truck gardening, plenty of fruit of all kinds. Price $9,500.

101.

Farm of 81 acres in sections 22 and 15, South field; 2 acres best grafted fruit, 5 buildings insured for $1,500, 3 wells, 2 cisterns, farm well drained and under a high state of cultivation. Price $3,000.

102.

Two story brick residence in the village of Franklin, Mich., one of the finest in the country, with beautiful surroundings, nestled among the hills and valleys of the prettiest little village in Eastern Michigan. Hot and cold water, divided into vegetable, provision, laundry and furnace rooms, 12 feet in diameter, bath room and five closets, hot and cold water, furnace room, water closets, and a fine slate mantel fence that you could possibly want to see. Two barns, a poultry house, pig pen, hen house and corn house combined, and a shop for odd hours on odd jobs, iron fence around entire lot, cement walks, house fronts west and north on a corner lot of one acre. The house alone cost $6,000 to build, and the money was not ill spended. Plenty of fruit—an ideal place for city people who want to get out of the city to live a pleasant little country village and rest. Price (we are ashamed to say it) is only $4,000, half cash, balance on long time and easy terms. If you live in the big wicked city and would like to see a place that would satisfy your wife and kids just see this place and be glad to get acquainted with you whether you buy or not.

103.

Eighty acre farm in White Lake township, W. ½ S. E. ¼ Sec. 32, 36 acres cleared, to acre timber and balance pasture. Good buildings, this assessing netted the owner over $150.00 last summer. There are one hundred bearing apple trees, good neighborhood, 4½ miles from Mill Ford's miles from Commerce, proposed electric. All come within a mile of house. Price $3,000. Say, what do you want, anyhow?

104.

House and barn and south half of four lots on corner of Baganaw and Oakland streets. Barn, comfortable little home for small family 24 feet front on Baganaw street and 100 feet about. Price $1,800; terms easy. Will trade for other property.

105.

Beautiful little 38 acre farm in Troy, on the Romeo branch of the D. U. R.; fine buildings flowing well, 7 acres of timber, 1 acre of orchard thoroughly drained and fenced with woven wire fence and cedar posts; 3 buildings worth $2,000 house so 8 rooms, 800 bearing grapes. Well, I that don't satisfy you, you would'nt come any how. Just think of the fine car ride you can own door, one hour from the city hall; fare 19c Price $3,300. Come on and let us show it to you

106.

House and two lots on Stanley avenue, Birmingham, 150x300; well, cistern, cellar, fruit; house worth $1,800 and that's what we ask for the place Wouldnt that take you to the fair?

107.

One of the finest residences in the village of Birmingham, 200 feet front on Maple street and 20 Daines street; 2 story house with furnace, 8 large rooms, well cistern, cellar, plenty of fruit, one block from electric cars for Detroit. Price $3,500.

108.

About 15 acres of vacant property in the village of Rochester, adjoining the Auditorium building, 60 feet on west side of Woodward avenue, along the line of the electric railway and 15 feet back on the rear, each, and a thousand dollars cash will buy it with the balance of the purchase price on long time at low rate of interest. Rochester is almost ready to take it ourselves. There is money in it for anyone who has time to devote to the selling of it, and who could take monthly payments, etc.

109.

Lot 84x200 in Randall subdivision, with nice little one story cottage, on Greenwood avenue Price $750.

135.

The Boyd farm in the township of Troy, 18 miles from Detroit, 4½ from Birmingham; on Rochester Electric, trolley stations at the house, R. F. D. mail; 97 acres for the most part heavy loam, some clay subsoil; fine orchard, flowing well, large farm rebuilt recently, dairy house, stock barn, piggery and corn house, for waste land. Price $65.00 per acre. Glad to show over the place any day. So handy, you know, get right off the cars and there you are.

112.

Nice little farm of nineteen acres in the township of Troy, 1¼ miles from the electric railway and four from Troy village, nicely fenced and fine wood. Log house and small frame barn and other buildings. Price $1,400.

113.

Vacant lots No. 26, 27, 28, 29 and 30, Castle's plat, Birmingham, Mich. About 125 feet from the Baganaw street car line and 1 block from Merrill street. Good building sites, fine drainage and good locality. Price upon application; it's too cheap to mention in public.

114.

Fine farm in the township of Southfield; 85 acres, of which 75 are cleared, and the balance in good maple timber. Fine orchard, 3 acres of orchard, 4 buildings worth $3,000, and this exceptionally fine place can be bought for $3,500. Pay cash.

116.

Farm in Southfield. Really you will begin to think we have the whole town of Southfield for sale. Well, we have, for it is the best, there is no better farming land in the world. Only they have been asking too much for it. Now they are just getting down to the price and farms are very cheap. Furthermore, 64 acres at $60 per acre, 4 buildings, 2 wells, 2 cisterns, 2 flowing water, all good plow land, except 18 acres of growing timber. No marsh land on the place. There!

117.

Now, here's one that don't look quite so cheap, but just consider that it is the finest building site, between Birmingham and Pontiac, with excellent orchard of 40 acres, good barn and fairly good house. Seventeen acres of the finest kind of land, and $2,500 will be enough cash and the balance can be paid at your own sweet will. Right on the electric railway.

118.

Seven acres just outside the city limits of Pontiac on Elizabeth Lake Road. Price $300 an acre half mile from electric cars. Buildings new, house 8 rooms, bath room, furnace, cistern, or will sell the buildings and one or more acres of land. Will sell the whole place for $2,300 which cash enough to insure, and will take the balance on the installment plan, if necessary.

119.

Two lots house, barn and chicken house, corner of Greenwood and Harmon in Birmingham, Mich., and it is one of the most comfortable and pleasing homes in the village. Buildings are nearly all new, good cellar, well, sewer was constructed along the east line of the property last summer and it all paid for. Buildings are insured for $1,000 and the place will cost you only a trifle more than that. You really could not build the buildings and sidewalks for what is asked for it. Ask the man at the Exchange Bank.

120.

Farm formerly belonging to Edward Coates and located on the east side of Pine Lake, in the townships of Bloomfield and West Bloomfield—one of the beautiful lakes in all the lake region of Oakland county; 120 acres with 1½ story frame dwelling and seven rooms, in a very beautiful oak and hickory grove. Farm touches Long Lake in the eastern portion and Pine Lake on the west. The price is less than sixty dollars per acre and the portion bordering on the Pine Lake alone is worth in lots which are well worth five times the whole amount asked for the farm. It is adjoining the city of Pontiac and at the opposite end of Pine Lake from the steam and electric railway stations at Orchard Lake. Would be pleased to see or have to answer all your questions, either by mail or in a personal interview—which we would greatly prefer.

121.

One hundred and three acres Just outside of the corporate limits of the city of Pontiac, on the electric railway, Oakland county, 12 acres oak timber, 9 buildings in poor repair (the buildings don't cost anything at the price we are asking, so you needn't kick about 'em.) beautiful living spring and good well, 3 acres of orchard, formerly leased by D. M. Perry & Co., for seed farm. The veriest hint that you would like to investigate this farm, we'll get our bonnet on and be ready to go with you to look it over. Farms of this kind are getting mighty popular with us and when we tell you that it can be bought for nine dollars per acre, you understand that you would better hurry.

122.

Farm of 71½ acres at $95.00 per acre. Good gravelly loam, well fenced and drained, 2 acres of orchard, 2 acres of timber, 5 buildings valued at $3,500. Terms easy, and long time. One of the best farms in Southfield, about 3 miles from Birmingham. This is for you to see it any time. It's worth looking over.

123.

Nice little 40-acre farm near Big Beaver, (S. ½ of N. ½ of S. E. ¼ Sec. 1) 30 acres farm land, and 2-story house with 11 rooms. An acre of good orchard and 5 acres of timber; a little over a mile from the Rochester Electric Railway. Less than $50 per acre will buy it, and the terms are so easy that any man who means business can pay for it.

124.

Here it is and well worth the money. It's the justly celebrated Watkins Stock farm just west of the village, adjoining the Birmingham line, and there is 120 acres of it and not a foot of waste land on the place, and we will frankly say without fear of contradiction that that there is no finer farm in the state of Michigan. What's that? Too big! Well, what's you many look and what you want. Say! Tell you what we'll do, we'll just sell you one side of the road and with the buildings, which are properly distributed, and there you are, with a farm of 128 acres or 100 acres, just as you wish, and it's way down below what we ought to be asking for it, too. 8 acres of timber and 10 buildings, engines, windmills. But there! What's the use? You don't want to buy, and we want to see it. Only ten minutes drive from our office.

125.

Lot No. 11, Blakeslee Addition to the village of Birmingham, Mich., 50 feet frontage on Saginaw street, west side, in excellent neighborhood. No buildings. Price, $300.

126.

Vacant lots 16, 17, 18 of Willson's Sub-division, Royal Oak village, Mich., 50 feet front by 200 deep each. Terms easy, with small payment down.

127.

House and lot on Fremont street in Birmingham, Mich., 50 x 150 feet. Modern house, 9 rooms and closets, well and cistern. Price, $1,100.

128.

Five-room cottage, Hood's Addition, Birmingham, Mich., 50 x 150 feet. Comfortable little house, good well, cistern, fruit, garden, etc. Price, $700.

129.

One of the finest residences on Saginaw street, Birmingham, 150 feet frontage on Saginaw street, bath, hot and cold water, every convenience which you would have or expect to have in the city; without exception the finest residence in our village; brick house, 2 stories, practically new, cost $5,000 to build it; lot about 150 feet; front on Saginaw street, and about 300 feet deep. And the price is so low that we wouldn't feel justified in mentioning it in this public manner. Really, if you want the best house and lot in our town at a price that is not too high for the best in its present condition, you surely would do yourself an injury if you didn't call on us and let us take you to see it. That's right.

130.

Large 10-room frame house on Saginaw street; basement under all, good furnace, bath, 3 bedrooms upstairs, and about 300 feet deep. And the price is so low that we wouldn't feel justified in mentioning it in this public manner. Really, if you want the best house and lot in our town at a price that is not too high for the best in its present condition, you surely would do yourself an injury if you didn't call on us and let us take you to see it. That's right.

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132.

Modest little cottage on Stanley street, 105 feet front, 60 feet deep, comfortable little house and plenty of fruit and other conveniences. One of the cheapest places on our list and well worth the money. $700 will buy it, and there are things we could tell you that explained the reason that it is offered for 25 per cent less than it is worth.

133.

Improved farm, 80 acres; 5 acres timber, 3 acres orchard; soil clay loam; good large house with large cellar, well, barn, large barn, tool house, work shop and corn house and all other necessary conveniences. Well worth of personal property which will be sold with the farm if desired. Price $60.00 per acre. Farm goes for $5,000 if sold this season. Go with you to look it if you want us to. The place is located 1½ miles south of Canton, Wayne county, Mich., on the Ann Arbor electric.

136.

Eighty to one hundred acres as you choose. Part of the old Henry Grimwell farm in the s ½ of sec 31 in Bloomfield. You know what the Grimwell farm is, and what it means to all buildings. Timber of fruit. Excellent grazing land and the better part of it under cultivation. Worth a minute? Price only $65.00 per acre. But you mustn't wait too long for its so beautiful and that price will do it, too!

Agriculture

Two Ideas of Farming.

In the United States there are two opposite ideas of farming. One is to farm on the extensive scale. The other is to farm on the intensive scale. The western idea of farming is to own great tracts of land, and this idea becomes more extensive as one goes west. Even in Western Canada a farmer thinks himself poor unless he owns several sections of land. The idea is one that had its birth in the days when land was cheap. It has lived on in spite of the changed conditions. In the day of cheap land the great farm was a necessity, as intensive operations were not possible. Labor was scarce and live stock abundant, and the animals could be made to do most of the gathering of the crops, eating them as they gathered them.

With the increase of population the interest of the country lie in the possession of small farms. Reduce the size of the farms and young men will find it possible to purchase them. At present prices it is practically impossible for a young man to buy a farm of average size. The old processes of this farming still remain on the big farms and are likely to remain as the price of land goes up, on account of the ever-increasing price of labor.

In the eastern part of the country the intensive farming idea is in the ascendency. As a result the farms are largely owned without mortgages. The intensive idea is making itself felt to some extent in the West, but it is yet slight, except near the great cities, where farming takes on the character of gardening. Could we but induce the men that own more land than they can cultivate to sell what they have little use for the benefit would be threefold: The man that sold the land would be benefitted; the man that purchased it would be benefitted and the general public would be benefitted.

We are coming to the time when our farmers will realize the fact that it is possible to farm downwards as well as laterally. They will find that it is not necessary to pay taxes on a thousand acres of land farmed three inches deep when they can get the same results from five hundred acres farmed six inches deep. They will also find that smaller farms mean a better social condition of the people.

Hairy Vetch.

One of the best cover crops known is hairy vetch. It has, however, been little used on account of the high price of the seed, most of which had to be imported from abroad. There seems no satisfactory reason, however, why this seed should not be raised on this side of the water in sufficient quantities to supply all demands. The Ontario station imported seed from Germany, and, sown in the fall, it produced the next year 18 bushels of seed. Seed produced from this crop was sown side by side with new seed from Germany and gave a yield of 3.4 bushels above that of the German seed. As the price of seed is five dollars per bushel, it was a fairly good return for the acre planted to vetch. Of course the price can be reduced by a number of farmers growing the seed, but even then the returns will be better than from some of the cereals.

For sweet potatoes the ground should be plowed shallow. There should be a hard bottom under the ridges in which the sweet potato tubers grow, that the tubers may grow short and stout.

Cheap Seed.

From now on till planting time in the spring farmers will be purchasing seeds for their various crops next year. It is a lamentable fact that the ordinary farmer does not purchase the best seed he can obtain, but chooses a low grade seed at a low price. It would be false economy to use poor seed even if it were a gift. Worse still is it to take chances on oil seed, that which was left over from last year. Some of this loses its germinating power very quickly.

It is claimed that the amount of imperfectly cleaned seed on the market is very great, and this proportion is very much greater than usual after bad years. Not only is the question of germinability at stake, but, what is worse, the presence of weed seed tant, once sown, will cost the farmer dearly in the efforts he must put forth to get rid of them. It will pay the farmer to scrutinize his seed purchased very closely.

It is doubtful if potatoes run out, in the true meaning of the word. In certain localities they may deteriorate in quality and productiveness owing to the carelessness in the selecting of seed and even in the cultivation of the ground. It frequently goes up that the humus in the soil becomes exhausted and the variety for that reason does not do as well as formerly. The plaster jumps to the conclusion that the variety is running out. That is the easiest way to account for the trouble.

Irish potatoes vary considerably in their wants, as is the case with every other plant. There is an average, however, that may be considered to represent the composition. It is: Water, 79.75 per cent; ash, 0.99 per cent; nitrogen, 0.21 per cent; phosphoric acid, 0.07 per cent; potash, 0.29 per cent. Nitrogen and potash play a large part in the development of the potato.