JOHN BURT

By FREDERICK UPHAM ADAMS

Author of "The Kidnapped Millionaires," "Colonel Monroe's Doctrine," Etc.

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CHAPTER XXI—Continued.

General Carden applauded vigorously and demanded an encore. The trio sang several songs, and the old soldier lay back in his arm-chair and let his mind drift back to the hours when the one of whom Jessie was the image lifted her sweet voice in the ballads he loved to hear. At his request they sang "Douglas, Tender and True," "Robin Adair," "The Blue Bells of Scotland," "Annie Laurie," and several old war songs.

Then Jessie proposed a rubber of whist, and in the cut she became the partner of James Blake. Jessie played well and they defeated the general and Edith.

"You don't know what a victory we have won!" declared Jessie, her eyes sparkling with pleasure. "Papa and Edith think themselves invincible, and this is their first defeat. Let's go to the conservatory. I want to show Mr. Blake those lovely bulbs I sent you from Holland," and leaving Edith and the general to follow, she escorted Blake to the great glass house, with its arched roof and wilderness of palms, ferns and flowers.

"I know this is not much of a treat to you," ventured Jessie. "I had forgotten that you have spent all of your life in California."

"But I have not spent all of my life in California," Blake said. "I lived in California only seven or eight years and had little chance to study flowers. What little knowledge I have of flowers dates back to my boyhood days in New England."

"New England? What part of New England, Mr. Blake?"

"Massachusetts," he answered proudly. "I was born in Boston, less than half a mile from where the tea was thrown overboard. My mother's name was Smith, so I'm a Yankee all over."

"So am I," laughed Jessie. "John Hancock once lived in the house where I was born, and Samuel Adams was there many, many times. I'm as much of a Hancock as Edith, though she won't admit it. Don't you like Boston better than San Francisco, Mr. Blake?"

"Really, I remember very little of Boston," replied Blake. "When I was a small boy we moved to Quincy, and from there to a farm near Hingham. That part of my New England life most vivid in my memory clusters round the old farm in Rocky Woods."

"Did you live in Rocky Woods?" The dark eyes opened wide and Jessie looked wonderingly into Blake's face.

"Why, yes, I lived there for several years. Do you mean to tell me that you ever heard of that desolate patch of rocks, pines, stone fences, huckleberry swamps and cranberry marshes?"

"Certainly I have. Uncle Tom—Mr. Bishop—lived there for a generation, and spends the summers there now. I have often been there. Isn't it strange, Mr. Blake, that both of us are familiar with that out-of-the-way country? Where was your father's farm?"

"It was then known as the old Leonard farm. Do you know where Peter Burt lived—Peter Burt, the old crazy man who used to pray at night from the top of the big rock?"

"Yes," said Jessie softly, with a little catch at her breath as the blood mounted to her cheeks.

James Blake watched her face intently. Both were thinking of John Burt, but with what different emotions! Since the sun had set, a gulf had opened between John Burt and James Blake.

And Jessie Carden? Intuitively she felt that James Blake knew John Burt. In a flash it occurred to her that Blake's business with her father was a subterfuge. Was he the bearer of tidings from John Burt? Perhaps John was dead? If alive, why did he not come himself?

"And you knew John Burt! I remember now that he often spoke of you. He always called you 'Jim' and rarely mentioned your last name. And you ran away from home. Did you ever meet John Burt in California, Mr. Blake?"

James Blake was not deceived by the careless tone in which she asked this question. With grim joy he reflected that John's injunction of secrecy was still in force. He must either mislead Jessie Carden or prove false to his friend; but for the first time the deceit was his own and not a sacrifice for another.

"Of course I knew John Burt," said Blake reflectively. "Dear old John; I owe him thirty-five dollars. When I ran away from home he gave me every dollar he had, and I've not seen him since. Did you say he had gone to California? Is that so? No, I never saw him there. And you knew him? Really, Miss Carden, I almost feel as if we were old acquaintances. Ah, here comes Mr. and Mrs. Bishop! I had no idea it was so late."

Mr. Thomas Bishop was introduced, and after a brief conversation, in which Jessie acquainted her uncle with the fact that their guest was formerly from Rocky Woods, Blake excused himself. He accepted an invitation to call again.

"Then we will continue our recollections of Rocky Woods, Miss Carden," he said on leaving.

Instructing his coachman to drive to his apartments, James Blake closed his eyes and attempted to calmly review what had happened. He found it impossible. One emotion held mastery over him—he was in love, madly and defiantly in love with Jessie Carden. He thought of Arthur Morris and hated him. He thought of John Burt and pitied him. Neither should stand in his way.

Could she be engaged to Arthur Morris? Now that he had met Jessie Carden he found himself unconsciously repeating John Burt's indignant declaration: "It is a lie; an infamous lie!" If an engagement did exist, it should be as a barrier of mist to his ardent progress. But she did not, she could not love Arthur Morris.

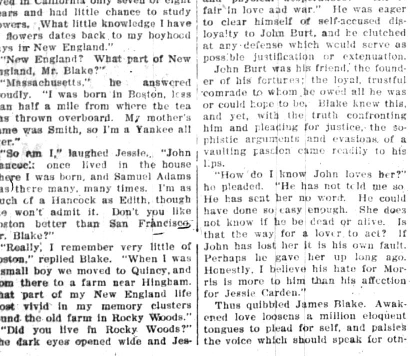
Did John Burt love her? Did she love John Burt?

These were the stinging, burning questions which seared his brain, but the clamor of his conscience was drowned in the louder din of his passion. He had not yet reached a point where, with calm selfishness he could voice the brutal aphorism of moral and physical desperadoes: "All is fair in love and war." He was eager to clear himself of self-accused disloyalty to John Burt, and he clutched at any defense which would serve as possible justification or extenuation.

John Burt was his friend, the founder of his fortunes; the loyal, trustful comrade to whom he owed all he was or could hope to be. Blake knew this, and yet, with the truth confronting him and pleading for justice, the sophistic arguments and evasions of a vaulting passion came readily to his lips.

"How do I know John loves her?" he pleaded. "He has not told me so. He has sent her no word. He could have done so easy enough. She does not know if he be dead or alive. Is that the way for a lover to act? If John has lost her it is his own fault. Perhaps he gave her up long ago. Honestly, I believe his hate for Morris is more to him than his affection for Jessie Carden."

Thus quibbled James Blake. Awakened love loosens a million eloquent tongues to plead for self, and palsies the voice which should speak for others. The love of a man for a woman is the sublimation of his egoism; his unconscious exaltation of desire.



WITH OLD SCHOOL DAINTY GENERAL CARDEN PRESENTED JAMES BLAKE.

CHAPTER XXII.

Unreasoning Passion.

In all the vast world only two persons knew that such a man as John Burt lived—James Blake and Peter Burt.

John Burt owned stock in thousands of miles of railroads. He was an investor in other great enterprises and activities. An army of men worked under his direction, and the stock market rose and fell at the pressure of his unseen hand. For years he had rebelled at the fate which had made him a recluse, which denied him the fellowship and confidence of his peers. He felt a keen joy over the knowledge that the day was approaching when he could assume his true place in the world of vast affairs.

But of earth's countless millions there was one above all others to whom he wished to tell his secret. He impatiently awaited the time when he could look into Jessie Carden's face and read the verdict in her eyes. Were years of patient waiting and working to be rewarded or unrequited?

Blake arrived at his office at an unusually early hour on the morning following his introduction to Jessie Carden. He had spent a miserable night. No sleep came to his bloodshot eyes, and for hours he restlessly paced the floor.

"I love her; my God, how I love her, but I also love John!" he exclaimed again and again, as the night hours crawled slowly away. "What shall I do; what can I do? I cannot give her up. By God, I'll not give her up for any man; not even for John Burt! Would John surrender the woman he loved for me? What am I to do? I must decide before I see him. If I tell John she is in New York he will see her inside of twenty-four hours. That will be the end of my hopes. She shall love me! She must love me! I cannot live without her! Oh, why did I ever see her!"

In this unequal contest between loyalty and passion in a weak and self-indulgent nature, passion won the victory, but at a frightful sacrifice. His judgment warned him that he was doomed to defeat, but with the frenzied desperation of a gambler he staked everything—honor, friendship, loyalty, his business career—all on the turn of a card, and dared to meet John Burt with treachery in his heart and a lie on his lips.

Blake knew that John Burt was in his private office, but for the first time in his life he hesitated to enter it. Prosperity had erected no wall of formality between these two. From the day they fought their boyish battle on the edge of the fishing pool, they had called each other "John" and "Jim." In tacitly accepting John Burt's leadership, Blake recognized in his companion those traits which attract allegiance, and which hold it by unseen but powerful bands. By a display of tact which amounted to genius, John Burt had aided James Blake without patronizing him, and had forgiven his repeated mistakes without offending him.

Blake strolled slowly through the connecting offices and entered the large room reserved for customers. Those who knew the famous operator bowed respectfully. Blake gazed absent-mindedly at a bulletin board containing the early London and Paris quotations. He read them, but they had no meaning. He was thoroughly, abjectly miserable.

"Who is that gentleman?" asked a smooth-cheeked and dapper young man, who had embarked on his first speculative venture by risking the major part of his quarterly allowance.

"Why, don't you know?" exclaimed his companion. "I should have introduced you. That's James Blake—the famous and only James Blake. Five years ago he didn't have a dollar. Twenty millions in five years is his record? And it hasn't enlarged his hat in the least. He tells a good story, sings a good song, and no man in the club can drink him under the table."

(To be continued.)

NEVER SEE HEARSE AT NIGHT.

New York Undertaker Explains Why They Are Not Sent Out.

"Nobody gives us fellows credit for having a large bump of sensitiveness," said a west side undertaker, "but the fact is, we go to a good deal of trouble to safeguard the feelings of the general public. For one thing, we try never to keep our hearses in the street after dark.

"Of course, in the case of afternoon funerals and long distances we cannot avoid getting home late, but, even so, we make it a point to get under cover as soon as possible after nightfall. And we do that absolutely out of consideration for the public. By nine people out of ten the sight of a hearse on the street at night is taken as a sure sign of impending death and disaster.

"Even in the daytime a hearse is a gloomy affair, but to run up against one at night is pretty sure to give the most jovial fellow alive a depressing turn. I know how it is myself. Accustomed as I am to handling hearses, I don't like to bump into one unexpectedly at a dark corner.

"Most men in the business feel the same way, therefore we strive to be considerate. That we succeed remarkably well is apparent to anybody who will take the trouble to count the hearses he has seen out at night. These are so few that I'll wager the most confirmed gadabout cannot recall more than three or four of them."—New York Times.

DIDN'T WANT TO MISS IT.

Was His First Chance of Seeing a Boiler Explode.

They had been talking about Englishmen of title who took up useful work. Somebody mentioned Lord Ross, who is a good practical engineer, and then somebody else told this story:

Lord Ross having once—unknown to the employes—entered the engine room of a large manufactory, the engineer's attention was attracted to by his odd behavior.

"Well, what's up now?" he growled at the peer. "What are you shaking your head and pulling out your watch for? What have you got to find fault with, anyhow?"

"Oh!" replied Lord Ross, "it is all the same to me. I have got no fault to find. I am just waiting till the boiler explodes."

"The boiler explodes? Why, you are crazy, man," exclaimed the engineer, angrily, preparing to turn the peer out as a dangerous crank.

"Well," retorted the Earl, "if you work ten minutes longer with that loose screw there the boiler will certainly explode."

The engineer, gazing in the direction indicated by Lord Ross, paled and jumped to stop the engine.

"Why didn't you say so sooner?" he blurted out.

"Why should I?" answered the peer. "I never yet have had an opportunity of seeing a boiler explode."—Louisville Courier-Journal.

John Wesley's Ideas on "Ailing."

It is pretty generally known that John Wesley, during his unparalleled apostolate of half a century, traveled 250,000 miles and preached 40,000 sermons, but comparatively few are aware of the prodigious amount of literary work he managed to accomplish. His most curious and eccentric book was entitled "Primitive Physic; or, An Easy and Natural Method of Curing Most Diseases." It was published in London by Barr & Co. in the year 1743.

The preface is characteristic of the author. "When man came first out of the hands of the Creator there was no place for physic or the art of healing. But when man rebelled against the Sovereign of heaven and earth the incorruptible frame put on corruption, and the immortal put on immortality."

Fashionable Shoes.

Pale grey or fawn suede shoes will be much worn this season, both by women and men. They are very light, cool and pliable, and look remarkably smart. Although they soil easily, they are readily cleaned with grey or fawn pipe-clay.

Turks Tax the Greeks.

The Porte having issued orders for the collection of license taxes from Greeks in the Turkish dominions, it is feared at Athens that there will be fresh trouble, especially at Smyrna.

Irish Parliamentary Fund.

The Irish parliamentary fund for the year 1902 amounted to $63,045.

FARM MISCELLANY

Taking Care of the Crops.

The greatest handicap which can be placed on a miller is to have to contend with the off-grade wheat. Wheat that has been wet in the shock, sprouted, bleached, musty stuff, mean to handle and impossible to grind, this is the worst of all evils which may beset the operative and one of the greatest sources of loss in running the mill.

There is also the wheat which has gone into the stack in apparent good shape and because of bad winds and heavy rains become soaked with water and then by heating become stackburned and mouldy, or gone into the bins in a damp condition and come out later as bin-burned wheat, which is not only deceptive stuff to buy, but which makes unsound flour and loss if by any mischance it reaches the rolls.

No other subject is of more vital importance to millers than the quality of the wheat they grind. The miller, by force of business necessity, has no use for poor wheat. Unlike the statistician or the crop estimator, he thinks less of the number of total bushels raised or the given number of bushels per acre than he does of the quality of the grain and the proportion of it which finally reaches his bins in a condition which will allow it to be milled into the pure, uniform product upon which his trade is based.

In the settlement of a new country, where the production of wheat largely exceeds the local demand and the farmers are poor and have not the means to build granaries to hold their crops, there is a heavy movement of wheat "from the machine" as the quickest and easiest method of getting the grain raised off their hands. To get the money it brings into circulation is the one ambition of the farmer. The greater the number of acres of wheat he can raise, the cheaper the cost of production, and the celerity with which it is rushed to market counts for more than quality of product. Under such conditions there is little stacking of wheat and all the rains and winds have full opportunities to damage. The most promising outlook of a fine quality of wheat will be ruined in a week of bad weather while the farmer is "waiting for the machine," and as his neighbors are in the same expectant attitude, a period of bad weather succeeding harvest will ruin good grain and cause the loss of thousands of dollars in the lowering of grades.

The best and most successful farmers have learned from years of experience that it pays to stack their grain, especially their wheat. That mysterious process of going "through the sweat," by which wheat is improved in color and strength after being cut, had best be passed in the stack, for investigators and experts have found that the longer the period during which the berry remains in the chaff and straw the greater is the improvement of its quality.

The market depression which follows the custom of rushing the wheat to market immediately after harvest is too well known to need any comment. The supplies are temporarily larger than the power of absorption and prices are lowered in consequence, to the greatest detriment to the farmer himself. The miller later on suffers from this cause by having the cheap wheat exported to be brought into competition later in the crop year.

The interests of the miller in taking care of the wheat and having the farmer hold it as long as possible for gradual marketing is evident. There is nothing which can be done to regulate or control the weather, but all arguments favor the best protection which can be given the crop from the elements. As the harvest season approaches farmers should be urged to stack their wheat and give it the best chance possible to be high in grade and dry and sweet when threshed. If threshed in a dry condition there is little danger of a loss of grade afterwards. A difference of 10 to 15 cents a bushel in price because of quality alone is often the result of stacking wheat in a wet season. The farmer is the winner and the miller is glad to pay full prices for the best grain, and he won't want the poor stuff at any price.

The question of the best care of the crops is of increasing importance as milling demand requires more of the wheat raised. Advanced farming methods grow up side by side with increased milling facilities and both are benefited. There are no two classes which are in such close dependence upon each other as the miller and the farmer. The success of the one usually means the success of the other. In no other particular do the two interests harmonize as in the improvement of the wheat crop. No other element will improve the quality more than the care of the crop after cutting. It is in the interest of every miller to urge "stacking the wheat," and both will be the gainer by better qualities.—Milling and Grain News.

Palatability of Food.

The value of any food for an animal is indicated to a considerable degree by its palatability. No matter what balance of protein and carbohydrates a food may show on analysis, if it is not palatable enough so that the animals will eat it and eat a good deal of it, it will not be of any use in the economy of the farm. This is illustrated by the experiments carried on at the Indiana Experiment station in feeding distillery grains to horses. These grains may contain a great quantity of digestible protein and certainly do, but the horses did not find them palatable and refused to eat more of them than they were compelled to. This is the report of the station, after a trial lasting two years. Reports were also secured from teamsters on this point and they agreed with the experience of the station experimenters. There are many other kinds of food that would make good and cheap stock food if the cattle, horses and other stock cared for them; but they do not.

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 80 acres, well fenced, well watered, never-failing stream; 3 acres timber, 3½ miles from Bloomfield Center and electric railway to Detroit and Pontiac. Terms easy.

3.

Twenty-nine and two-thirds acres of land near Irish church in Royal Oak township. It is an excellent land, four good buildings and fences all in good repair; 40 apple trees, 10 plum trees, plenty of other small fruit. Buildings insured for $1,000. Price $1,800. Terms easy. The place is just out-side of the lighter soil of Royal Oak and cannot be beaten for anyone requiring a small farm suitable for small fruit or poultry farming. Come and let us show you over the place some day.

5.

Elegant house and lot 60 feet front and 20 rods deep on Maple Ave. East, that has every modern barn and every modern convenience. Furnace, bath, closet, etc. Can be bought for what the buildings cost. Will exchange for improved city property for portion of the purchase price.

6.

The VanEvery farm on the north shore of Wing Lake, 100 acres, two good houses, three barns, fine lake frontage, 16 acres fine orchard, 15 acres timber. Excellent fishing, boating and bathing. Terms easy.

10.

Large, roomy two-story house on Townsend St in Birmingham, good barn, city water and all ordinary conveniences, 132 ft. front and 198 ft. deep. Small fruit and good neighborhood.

12.

The Bayley farm in the town of Troy, 127 acres. Good farm house and farm buildings flowing well at the barn which is the wonder and pride of Troy; 20 acres good beech and maple timber, 4 acres fine grafted orchard. 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, 40 acres, of which 10 acres is timber, good beech and maple. Soil, clay loam. Creek runs through farm. Water to every lot the year round. New, small house and small barn. Terms easy and price so low that it will pay you to look it up. Will trade for Birmingham property.

16.

Fine fruit farm of 68 acres about 3 miles from Birmingham, nice rolling land, 5 acres timber. No waste land; 2,500 peaches, 100 plums, 500 grapes, 30 apples, 1½ acres raspberries, 4 acres strawberries, etc. Good house nearly new. Price $60 per acre. Will take other property for part pay. Tell you more about it if you ask us.

18.

A small farm of 2 acres, being part of the west of section 2, Southfield township, Oakland county. Four good buildings, house, barn, poultry house and pig-pen. Buildings insured for $1,800. Premises abundantly supplied with cold pure water from driving well, which is piped to house, furnishing plenty of water for stock or other purposes all the year 'round. Good fences, excellent soil, gravelly loam in high state of cultivation. House; two-story and wing, 8 rooms; woodshed, cellar, cistern and all conveniences. 3¼ miles from Birmingham, over roads which are the best in the country; 30 rods from public school; 40 rods from Britz's mill. Excellent neighborhood. This little farm is ready for business, without a cent for repairs or improvements. Price $1,800. Terms easy.

19.

A farm of 100 acres in the township of Ross, Ogemaw county, Mich.; 30 acres cleared, 30 acres mixed hardwood timber. Barn worth $500. Soil, sandy loam. Price $20 per acre; ⅓ cash, balance on long time at 5 per cent. Here is a golden opportunity for a poor man to acquire a good home in a short time. Rolsser investigation.

33.

Twenty-three hundred dollars cash will buy one of the most profitable farms in the township of Southfield, consisting of 96 acres. The price includes living and farm good, and the purchaser will be allowed to continue on mortgage at 6 per cent, or will trade for a smaller farm or house and lot in Birmingham; 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.

54.

Nice little forty-acre farm in Sanilac county for $25 per acre; 30 acres cleared, 8 acres of orchard; a good barn and a comfortable log house; 5¼ miles from Lexington; 4 miles east of Applegate post office on the P. & H. R. R'y; will exchange for Birmingham property or a small farm hereabouts. For a poor man with a small amount to invest and a right good chance at work out the balance, this will be worth coming to see us about. Now don't go along all your life working for someone else and without a home. Come and tell us what you can do and see if we can help you out. It don't cost anything if we don't deal and if we do, the man who is selling the property pays all the commission.

38.

Two story house and lot on south side of Haines St., two doors from electric road on Saginaw St., 50 ft. front, 150 ft. deep. Hot and cold water on both floors, water closet, bath, furnace and every modern convenience. Terms $800 cash, balance on long time. Price $4,800. If you are curious or interested, just ask us for fuller particulars. If you are only curious it will be curious if we can't interest you.

42.

Brick house, good barn and seven acres of land suitable for platting on south side of Maple Ave east, Birmingham, opposite the Poppleton subdivision. Price $3,500 and it is worth every cent of it. If you don't believe it, ask us about it and we will prove it.

44.

Stock Farm—the celebrated Coffee Farm—196 acres in township of Southfield. Buildings are well painted and in good condition: Large 10 room frame house, with cellar, divided into three compartments. House surrounded with a handsome elm trees. Horse barn with stalls for six horses and separate harness room. Large barn with granary, over head track, cow stables underneath with cement floor and 3 or 4 additional tie in, siding, doors good windows, windows guards, stone foundation, etc., etc. Horse barn with 12 box stalls and paddock. Horse barn with 4 box and 8 other stalls and paddock enclosed with high board fence. Straw shed. Tool house, enclosed with sliding doors. Office with large stallion and feeding box stall attached and paddock. Feed box stall with paddock secure and strong. By this purpose and isolated from other buildings. Outside closet for house. Outside closet for stalls. Fruit: Large and bearing apple orchard well trimmed and in good condition. Baldwins, Greenings, Kings, Rhodes Red, Jonathans and Russets; 100 pear trees, 25 peach, 25 cherry, 25 plum, all of best varieties, apricots, 3 quince, currants, grapes, strawberries, etc. 2 acres timber or wood lot. Water good well with iron pump at house, good well with iron pump at stables, branch of River Rouge runs across entire south end of farm and is never dry. Farm is well tiled. Fences all in first class shape, many of them entirely new condition of soil: Farm has carried an average of 40 head of stock during past five years, 14 head of any kind sold 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 S. Smith, east by D. & H. & B. R'y, south by Bowers street, west by Saginaw street, 103 ft. front on Saginaw street, 175 feet deep on north side and 165 feet deep on south side; all in the village of Birmingham, Mich. One of the finest building sites in the village. Price $6.0

56

Lots 48 and 49 Randall's Addition, price $135.00 for the two lots (which is very cheap). Will exchange for small house and lot in Birmingham.

57

Farm of 40 acres, being the e ½ of the n e ¼ of section 2, Farmington, Oakland county, Mich. In the finest farming locality of the county, with 6 fairly good buildings. There is no incumbrance on the property and it is less than a mile from the Farmington electric road. 3 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 cash enough to secure it. A postal will get you fuller particulars.

Good little farm in the township of West Bloomfield, Oakland county, 30 acres—8 acres of oak timber, 3 acres of orchard, house and barn of log little store. Lake frontage on the farm, good neighborhood and soil of the very best. Was to interest you; ask price is the only thing to make you consider, it can be bought for $6 per acre. There!

59

House and lot, No. 1420 Fourteenth Ave., Detroit, a little over a block from the Boulevard; paved street, house piped and furnace; small barn, some fruit; buildings valued at $1,700; insured for $1,000. Will trade for Birmingham village property or for a small farm of not more than forty acres.

60

House and two lots 132x130 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 $1,500 and terms very easy.

61

House of 11 rooms on lots 3 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 call your attention to. It is so low that we are ashamed to tell you right out loud. If you will call and see us about it, we will whisper.

64

Are you tired of Michigan's snow and dry seasons? Do you long for a better climate—the land of sunshine and flowers? Well, now you are the very fellow we have been looking for. Here's an Orange Grove of 20 acres in San Bernardino county, California, just in the first of its bearing. Needn't worry about the dry weather; it's irrigated. The party will take $8,500 down and the balance on long time; or he will trade with you for a small farm in Bloomfield or Farmington townships. Ask us about it.

70

One of the best farms in Oakland county. It is almost enough to say when we tell you that it is the John Buttolph farm in the town of Troy, 118 acres, excellent buildings, two good flowing wells. Crop of wheat, hay and one of the best lakes in the county, 6 miles from Birmingham, 3 miles straight south of Troy corners, where there is a church, store, postoffice, school, etc. D., R. & O. runs past the door. 1 acre every hour to Detroit, Rochester, Romeo and Lake Orion. Price low and terms easy.

72

Part of n e ¼ of sec 27, Bloomfield, 44 acres, 4 acres of timber and pasture land, 5 acres orchard—good variety of fruit, water piped to house and barns, 1¼ miles west of the D. & P. Electric R'y. Free daily mail delivery. Good well, cellar, cistern, and fine living water on the southerly end of the farm. Price $1,800 and terms easy on long time. It makes a nice little home in an excellent neighborhood, all ready to commence business at a price within the reach of all. Ask about No. 72. A postal will get it.

75

Cottage, number 79 Oak Hill street, Pontiac, Mich. 4 rooms and cellar. Half a mile from the court house. Price $675, cash or installments.

77

One lot on Saginaw street, just south of and owned by John German, 50 feet frontage. Anyone wishing to purchase will find this a bargain. For particulars inquire of Mollie G. Smith or at the Exchange Bank.

83

The new offering in the real estate department of the Exchange Bank this week is a pretty little farm of 30 acres adjoining the village, 8 acres timber which is all large but scattered, an acre of orchard and 4 buildings, the latter insured for $1,500. Ask Whitehead at the Exchange Bank.

86

Eighty acres of excellent land with good buildings (insured for $3,000), fine orchard, four acres of best varieties of grafted fruit, half mile east of Northwood on the D. & R. electric line and half mile west of the Rochester line, 12 miles from Detroit and about a mile from Royal Oak village. Price $8,000. 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—an excellent location. One of the best built and most comfortable residences in the village, with 120 feet front on Townsend and 100 feet on Henrietta. Modern ten room house with closets, cellar, well, woodshed and summer kitchen. Now, this is strictly "on the dead" and must not be repeated—but 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 $2,600 and more than that but that's a state secret and you can't find out a thing further until you are Whitehead and ask him about it. Cross-my-heart-hope-I-may-never-see-the-back-of-my-neck-if-I tell so!

89

Lot on the east side of Baldwin Ave., in the Randall Addition. Fine building site. Price only $100.00.

90

Finest farm we know of, 154 acres one mile south of the village of Birmingham. Nine good buildings, 20 acres of timber, 8 acres of 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 $85.00 per acre. Want to know more about it? All right; a postal will bring full particulars.

91

Farm, 103 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.

92

Farm of 510 acres in Clinton county, Mich., fine stock, hay, grain and fruit farm, very adaptable to stock raising on a large scale. Good schools. Will sell in portions to suit purchaser. Short distance north of the Capitol city. Worth investigating.

93

140 acres adjoining corporation limits of Birmingham, 29 acres timber, 10 acres of excellent orchard. Excellent buildings—insured for $4,100. Beautiful branch of the little River Rouge furnishes living water for stock the year round. No waste land. Price $100.00 per acre. 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, 125 acres and no waste land. Well fenced and thoroughly tiled, 20 acres excellent orchard, 10 acres good heavy timber. Two buildings valued at more than $5,000 and the place can be bought on easy terms for $65.00 per acre. There, if that don't get you to thinking we won't try any more. A cent's worth of postal cards will tell you all about it by return mail.

95

103-5 acres in Southfield township, within 10 rods of a good school, no waste land, living water runs through the farm the year round, farm well fenced and thoroughly drained, buildings worth $4,5—. Six acres of orchard, 10 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, 75 grape vines, 45 apple trees, 50 raspberries, two fine dwelling, one of eight, one house (capacity 100), icehouse and milk house combined, everything ready to do the finest and most profitable dairy business in the country, but failing health makes it advisable to dispose of this desirable property. Price $95.00 an acre.

97

One hundred and eighty acres in the township of Bagley, Otsego county, Mich. No buildings, price ten dollars per acre. That's all.

98

Farm of 240 acres half a mile from the D. U. R. Electric railway between Pontiac and Birmingham, not a foot of waste land on the farm, 15 acres of orchard. Six buildings, dwelling with 12 rooms (brick), bath room, good wells with two windmills, 1½ miles from Pontiac, tenant house and all necessary conveniences. Now, see, if you will be good and get busy and inquire about it, we will tell you more, or what is better, if you will call, we will take you to see it. If you are in earnest about it, we will say right here that it can be bought way down below a hundred dollars an acre. Do it now.

99

An ideal country home for anyone. House worth $2,000 with all the conveniences you can have in the big wicked city. Eighty-five acres, 5 acres oak timber. Soil a rich, loamy gravel, 6 acres fine orchard, whole 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 $100.00 per acre and when you take into consideration the cost of the improvements, it is well worth the price. No! Well, you just let us take you to see it and if then 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.

120

Eighty acres of unimproved land in the township of Jerome, Midland county, S. ½ of N. W. ¼ section 27, T. 15 N., R. 1 W. Taint very good land and there are no buildings, but you can buy it for $5.00 per acre.

121

One hundred and three acres just outside of the corporate limits of the city of Pontiac, on the electric railway, 12 acres orchard, 12 acres of oak timber, 9 buildings in good repair (the buildings don't cost anything at the price we are asking), we propose to tell it right at it, beautiful living up the year round, excellent well, frequently named by D. H. Ferry & Co. for seed farm. The soil is such that you would like to the root of the mint wheat and you can let it go for corn or other cash crops and the balance of it ... We you go with you to look it over. Farms of this kind are getting mighty popular just now and you will see it at a price if it can't be bought for ninety dollars per acre, you will understand that you'd better hurry.

71

Ten acres, no buildings, 8 acres cleared, 2 acres elm and ash timber, 1½ miles west of Birmingham, Mich. Price $100 per acre.

100

Farm of 77½ acres on the Twelve mile road, 1½ miles east of the Electric Railway on Woodward avenue, two-story house, good barn and buildings which are insured for $1,500. Dark loamy soil, admirable for truck gardening; plenty of fruit of all kinds. Price $8,500.

101

Farm of 31 acres in sections 21 and 15, Southfield; 2 acres best grafted fruit, 3 buildings insured for $1,200, soil clay loam, well drained and under a high state of cultivation. Price $3,600.

102

Two story brick residence in the village of Franklin, Mich., and one of the finest in the country, with beautiful surroundings, nestled among the hills and valleys of the prettiest little village in Eastern Michigan. The cellar is divided into vegetable, provision, laundry and furnace room. The house has thirteen rooms and five closets, hot and cold water, furnace room, water closets, and in the rear a convenience room; good plumbing with the two water levels. Our barn, a woodhouse, hen house, and corn house combined, work shop for odd hours on odd jobs, iron fence around entire lot, cement walks, house front east and north, on a corner lot of one acre. The house alone cost more to build, and the money was well expended. Plenty of fruit—an ideal place for city people who would like to spend the hot months in a cozy little country village and rest. Price (we are ashamed to say it), only $2,000, 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 do you, we will take you to 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. 23; 20 acres cleared, 20 acres timber and huckleberry swamp. (Don't laugh, this swamp netted the owner over $300 last summer.) Three acres of orchard, house of 9 rooms, good neighborhood, 4½ miles from Milford, 3 miles from Commerce, proposed electric road comes within a mile of the house. Price $3,000. Say, what do you want, anyhow?

104

House and barn and south half of four lots, corner of Fremont and Pierce streets, Birmingham; comfortable little home, with small fruits. 52 feet front on Pierce street and 160 on Fremont. Price $1,300; terms easy. Will trade for other property.

105

Beautiful little 28 acre farm in Troy, on the Romeo branch of the D. U. R., fine buildings, flowing well, 7 acres of timber, 2 acres of orchard, thoroughly drained and fenced with woven wire fence and cedar posts, 3 buildings worth $2,000, house of 8 rooms, 80 bearing grapes. Well, if that don't satisfy you, you wouldn't come anyhow. Just think! Get off the car right at your own door, one hour from Detroit by rail. Fare 15c. Price $3,500. Come on and let us show it to you.

106

House and two lots on Stanley avenue, Birmingham, 150x130; well, cistern, cellar, fruit; house worth $1,500 and that's all we ask for the place. Wouldn't that take you to the fair?

107

One of the finest residences in the village of Birmingham, 100 feet front on Brown and 200 on 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 Birmingham, suitable for platting; 500 feet on west side of Woodward avenue, along the line of the electric railway; will plat into 65 lots 50x120 each, and a thousand dollars cash will buy it with the balance of the purchase price on long time at low rate of interest. Honest, we are 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 50½x150 in Randall subdivision, with nice little one story cottage, on Greenwood avenue. Price $750.

110

Two story house and one lot in Campbell subdivision, rents for $9.00 a month, good neighborhood. Price $900; enough to secure.

111

Store and residence on Saginaw street; 180 feet front and 165 feet deep; one of the best locations for a business or residence property in the village. The price is low enough to make it attractive, and if you are interested we can show you the property in about a minute. Do it now! Just grab a postal card and tell your address, and what you want to know and you'll get it right off the bat.

112

Nice little farm of nineteen acres in the township of Troy, 1½ miles from the electric railway; good for chicken raising, plenty of timber and fire 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 240 feet front on Townsend street and 133 feet on 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; 80 acres, of which 75 are cleared, and the balance in good maple timber. Two acres of orchard, 2 buildings worth $3,000, and this exceptionally fine place can be bought for $5,000. Nuf ced!

115

New house and one lot on the Randall subdivision, house not quite finished, but we will sell for what it has cost to make it in the present shape. Don't you believe a word about what we say to you about these places. Just insist that we go with you and prove it to you, will you?

116

Farm in Southfield. Really you will begin to think we have the whole town of Southfield for sale. Well, we have a lot of it, and there is no better farming land in the world. Only they have begun asking too much for it. Now they are just getting down to reason and some are very cheap. "Finance" 40 acres at $60 per acre; 4 buildings, nice spring of ever-flowing water, all good plow land, except 1½ acres of watering 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 an excellent orchard of six acres, good barn and fairly good house. Seventeen acres of the finest kind of land, and $4,500 will be enough cash down 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, less than one-half mile from electric cars; buildings new, house of 9 rooms, bath room, well and cistern, orchard, will sell the buildings and one or more acres of land. Will sell the whole business for $2,000 with 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 is all paid for. Buildings are insured for $1,000 and the place will cost you only $1,250. Now, if you want it, you really ought to hurry, because somebody else will get it. Ask the man at the Exchange Bank.

A beautiful and productive farm—no better in the county—and only a mile from the electric road, near the little hamlet of Clyde, three miles from Birmingham, four miles from Pontiac, lovely little stream runs through the place furnishing plenty of water the year round. Not a foot of waste land, ten-room house and good outbuildings which are worth $5,000. Ten acres of timber, oak and hickory, 3 acres of good orchard (100 good new bearing peach trees) and altogether an ideal stock or dairy farm. Nothing to conceal but everything to show you about this place, which will be sure to please you—if you can be pleased at all. More particulars? Nope. Costs us too much. But, say if you will ask about it on a postal card you'll be aware we will gladly do the rest. Honest, it's cheap at the price asked for it.

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