TWO MESSAGES

Gov. Warner Incoming---Gov. Bliss Outgoing.

Both Favor Primary Reform on the Local Option Plan---Economy is One of the Appeals Made to the Legislature.

Governor Warner.

The messages of Gov. Warner and ex-Gov. Bliss to the state legislature were read before the joint session of the two houses in the hall of representatives Thursday afternoon.

This legislature takes up its labors representing a united and prosperous constituency from every portion of this great state. Capital and labor are profitably employed, and in general a feeling of mutual satisfaction exists between them. Under such circumstances I bespeak a session profitable to the state as a result of wise and conservative legislation on your part. In the control and management of the affairs of a great state, partisan politics should never be the ruling motive. That only one political party is to be represented in your deliberations makes the responsibility the greater and the necessity of a proper subjection of party spirit more obvious. I pledge to you my co-operation in the working out of the problems that are before you.

Finances.

The opening of the year 1905 finds the state of Michigan practically out of debt. There is, however, a well defined feeling among people generally in this state that state expenditures have reached the limit of present judicious requirements. With this feeling I am in thorough accord. The question of insuring good business methods in the several state institutions may well receive your careful consideration. I suggest the granting to the auditor-general of greater powers in connection with the accounts of these institutions. I also recommend that in the conduct of the several state departments the salaries of the employes, including the clerical force, should be based upon actual duties performed. A system has gained prevalence, especially in the capitol building, of paying practically every clerk $1,000 per year, regardless of length of service, previous experience, or the nature of the work performed. Under this system a majority of the clerks are paid higher salaries than they should receive. On the other hand, no clerk in the departments can be paid more than $1,000 per year, no matter how efficient he may be, nor how responsible a position he may fill. This, I believe, to be radically wrong. It is discouraging to the more faithful clerks of good ability who are filling really responsible places to be kept on a continual level with their less efficient and less ambitious fellow laborers. I believe legislation should be provided requiring the respective heads of the departments to properly grade the salaries of the employes.

The Appropriations.

There will be no desire, I am sure, to cripple or to lessen the practical usefulness of any of our state institutions or of any department of the state government. But it can be and it should be stated plainly that there is a demand throughout the state for greater conversatism in state expenditures.

In dealing with the ordinary expenses of institutions, you will be quite justified in the most rigid examination in order to assure yourselves that the money granted is being used prudently and efficiently.

Permit me to call your attention to a more definite phase of this problem of state expenditures. The total amount of what are known as standing appropriations, that is, appropriations for state institutions and for state purposes made necessary by previous legislators, and which run on form year to year without much change, is $1,601,771.76.

Under the provisions of the insanity law, the boards of the several asylums make their own appropriations for current expenses. These expenses will be materially greater through the next two fiscal years. The amount during the fiscal years of 1903 and 1904 was $1,561,907.89. Under the law governing the management of the prisons, the warden of each of these institutions is allowed to draw such an amount as he shall find necessary to meet the current expenses of the institution of which he has charge. It is not probable that the amount to be so drawn during the next two years will be less than during the fiscal years of 1903 and 1904, which amount was $259,000. We find, therefore, that legislation already in operation has provided for appropriations for the coming two years to the amount of $3,422,679.65.

Those institutions which present their estimates to the state board of corrections and charities for approval will come to the legislature asking for the amount approved by that board, which is $1,886,707.30. The Normal college and normal schools will ask for appropriations to the amount of $726,270. The College of Mines, judging from past requests and requirements, will ask not less than $200,000.

The Taxes.

We have, therefore, confronting us the problem of a tax levy for the two years amounting to not less than $8,000,000, of which at least $1,000,000 is desired for the erection of new buildings, the extension of present buildings, or for other special expenditures.

I do not know to what extent further economy can be judiciously practiced in the matters of maintenance and current expense on the part of the superintendents and boards of our state institutions, but it is quite probable that a generous decrease can be permitted from the large sums they have thought advisable to suggest for extension and new building purposes. Expenditures in this direction have increased more rapidly than the population of our state, and even beyond the demands which increased attendance at our educational institutions, or the larger demands upon our asylums and prisons, might seem to necessitate.

Our economy should not proceed to the extent of penuriousness, but as representatives of the people we must keep in mind our promise, made in good faith, that we should conduct the affairs of this state along conservative business lines. We must and should act in accordance with what we know to be an existing desire in the directions which I have suggested. As representatives of the people you are bound to be able to justify and explain every item of expenditure passed upon by you.

Commission's Power.

After many years of strenuous conflict, in which every phase of the question of taxation was discussed, it was decided, and popularly decided, that this great problem should be worked out through a state tax commission. It would be unwise at this time to abandon a work so well advanced and yet so far from completion. More time and more money would be required to institute a new system, with no certainty of better results. I do believe, however, that the expense of the present system should be greatly reduced and that this could be best brought about and better results obtained by the reduction of the number of commissioners from five to three.

I recommend that the powers of the tax commission be curtailed in some respects. With the fixing of the aggregate assessment of the realty of the township or other legal subdivision, the work of the commission should cease, and the spreading of that assessment over the township or other legal subdivision should be done by the local assessing officer. It is impossible for any commission or its employes satisfactorily to examine every piece of realty in the state, and, again, any attempt to make specific assessments or to raise or lower on a percentage or other basis the property of a township or other legal subdivision, must of necessity be inexact and unjust. Numerous instances of the injustice of this method of procedure are to be cited in the work of the commission in the rural districts of this state during the past year.

Railroad Taxes.

The taxes assessed by the state of Michigan upon the railroads of the state, for the last seven years, as shown by the records in the auditor-general's office, are as follows:

1898	$ 879,521.90
1899	1,001,526.39
1900	1,240,745.27
1901	1,356,857.96
1902	1,483,906.98
1903	3,288,157.03
1904	3,756,149.42

The railroads, contending that the taxes for 1903 and 1904 are grossly excessive, have begun injunction proceedings in the federal courts to restrain the state from collecting them. If the contention of the state shall be upheld by the courts, there will be collected, in addition to what has already been paid under the old law, $3,575,746.60.

This tax is a continuous one and the real amount involved, or the capital at stake, so to speak, is the sum of money which at interest at a fixed rate, of say 5 per cent, would produce every year practically two million dollars as a net income. Or in other words the total amount at issue in the so-called railroad state cases now before the courts is practically $40,000,000.

The prosecution of these cases should be maintained with the same vigor and may be given the same support that would be furnished by any great private enterprise which had like interests at stake.

Sleeping car companies have large investments in this state and enjoy large privileges, but they have not been required to bear their just proportion of taxes. There is no reason why these companies should not come under the same general system of taxation that is applied to other corporations of like nature.

Under existing statutes the rate per mile charged by railroad companies for passenger transportation is limited by their respective passenger earnings. In the application of these laws, it has been found that after the earnings of some of the railroads have passed the limit fixed for a decrease in passenger rates, and after a demand for such a decrease in rates has been made upon such companies by the proper state authority, the companies, by reason of protracted litigation, have been enabled to continue the higher rates for long periods.

While the right of appeal to the courts cannot and should not be denied the railroad companies in these matters, yet I believe that such litigation could be practically averted, at least that it would cease to be encouraged, if a law were enacted providing that whenever the courts did not sustain the appeal of the railroad companies in such cases, said companies should return to the state treasury an amount equal to twice the excess of passenger fares collected during the pending of the cases in court.

The Food Department.

It is my belief that the dairy and food department should be so broadened in its scope that an opportunity may be given to foster and encourage the dairy interests of the state. Michigan has not kept pace with her neighboring states in this industry.

To produce dairy products, butter, cheese and milk of wholesome and superior quality, that will command the highest market prices, and yield the greatest profit to the producer, requires more technical knowledge in every detail of the business, from the growing of the food crops for the cow to the manufacture and marketing of the product, than does any other branch of agriculture. Part of this instruction must necessarily be given right on the farm and in the dairy and in the factory. It cannot be acquired at college.

I would recommend the addition to the police duties of the dairy and food department, of the duties of instruction where necessary, and the enactment of such legislation at the earliest possible moment as will make possible the broadening of the scope of this department to authorize this necessary work.

Good Roads.

The rapid extension of free rural delivery in this state through the faithful work of our congressmen has again called attention to the inadequacy of the present provisions for the building and maintenance of highways. This is one of the great questions now before the congress of the United States, and there is reason to expect that a law will be enacted in the near future providing for national aid for the building of roads. Undoubtedly the legislation will provide for co-operation and the sharing of the expense with the national government. Under the constitution of Michigan, state aid cannot be extended to the improvement of the public highways. This constitutional provision would prevent Michigan from receiving any portion of the money appropriated by congress for such purposes. In my judgment, steps should be taken to submit to the people the question of removing this prohibition.

Good roads benefit all the people of the state, not only the farmers and those outside the villages and cities, but every resident of the villages and cities as well. I recommend that a department of road building be instituted at the agricultural college of this state.

Farmers' Institutes.

Farmers' institutes have long been established in Michigan and their practical value cannot be questioned. I recommend ample provision for the continuance of this work. I would also urge upon the management of the institutes the importance of rendering every possible assistance to the working out of the good roads problem.

Regulation of Automobiles.

The great increase in automobile travel, especially in the rural districts, has made necessary the consideration of legislation regulating this means of travel. I recommend the passage of an effective law on this subject in the interest of safety to the public.

Educational Institutions.

I am convinced that no state has institutions better adapted to the needs which they were intended to supply. It is the privilege as well as the duty of the legislature not only to provide in an adequate manner for the support of each of these institutions, but also to take a direct personal interest in the present conditions and aims of the various schools of learning, in order to make sure that they are managed with that degree of efficiency which results in the most effective economy.

National Guard.

The present high standard of efficiency of the Michigan national guard is a matter for congratulation, and I believe that the necessary appropriations to maintain this standard should be granted by you.

Primary Elections.

A subject suggested for your most earnest consideration is that of primary elections. Too much care cannot be taken to protect the selection of candidates for public office from improper control and taint of corruption. Such selection should be so safeguarded that the judgment and will of the respective political parties in any county or election district may find free and untrameled expression, and that, too, without interference or meddling from persons belonging to other political parties. The last legislature complied with the requests of the representatives of three counties (Wayne, Kent and Muskegon) for a change in the system of making nominations for city, county and legislative offices. In some particulars the operation of these laws has been satisfactory and in others decidedly unsatisfactory. Glaring defects in the laws have been pointed out by experience and these defects you will be called upon to remedy by appropriate legislation. Either by party registration, or in some other way, interference of members of one political party in the affairs of another party should be made very difficult, and prevented altogether if possible. If party registration be adopted as the plan to work the desired reform, then registration should be required a sufficient time in advance of the primary to show that the voters who register do so to give themselves the right to participate in the affairs of the party whose principles they believe in, and not for the purpose of giving themselves the right to vote for individual candidates for nomination by some political party other than their own.

Corruption at primaries or at elections should be guarded against in every possible way. The question as to whether the expenditure of money by candidates for nomination to office and of candidates for election should be limited in amount, is an important one and should receive your most careful consideration. The man of moderate means ought not to be put at a disadvantage in a contest for nomination or election with a man of great wealth.

Legislation should be had that will permit the people of such localities as favor a change in present methods of selecting party delegates and party candidates to make such changes as they deem desirable and best. In this connection I desire to quote the language of the declarations upon which we went to the people at the last election:

"We favor a general primary election law that will enable every municipal and political district in the state to decide for itself the method by which it shall nominate its candidates for public office and delegates to the state convention.

"We believe that the selection of candidates for public office should be protected from improper control and taint of corruption and should be so conducted as the judgment and will of the people in their respective counties and election districts may demand and direct.

"We further believe it wise and desirable that all caucuses and primaries relating to the selection of delegates to state conventions should be held upon the same day, and recommend to the incoming legislature the adoption of such a law, with proper details for its satisfactory enforcement."

The task before you is no easy one. Experience in three of the counties will be of service to you in the preparation of a bill to put these party declarations into effect. The experience of other states that have had primary laws in force and operation will also aid you. Where evil exists, it should be remedied and new evils guarded against. The people of Michigan are entitled to and should be given not the most radical or extreme, but the very best law on this subject that your wisdom can devise.

Continuous trouble, much expensive litigation, and great injustice to the interests of the people of this state are occasioned by carelessly drawn legislative enactments. Every possible effort should be made to guard against the defects of careless construction of bills. There should be no shadow of doubt as to the exact meaning of every law you enact. Every provision should be perfectly plain and clear, and in every instance the constitutionality of contemplated legislation should be carefully scrutinized. In this connection I would impress upon you my firm conviction that the tendency of nearly all legislative bodies is towards too much, rather than too little, legislation. It is the quality rather than the quantity of your work by which you will be judged. A short, active, businesslike session is greatly, and I believe justly, desired by your constituents.

Ex-Governor Bliss.

Ex-Governor Bliss delivered a lengthy message, going over the whole field of state government. On "primary reform" Gov. Bliss quotes his message to the last legislature, his address before the Gridley club at Ionia two years ago, and the Republican state platforms, favoring a general primary election law. He adds:

"I am persuaded that primary election reform must first be applied in the cities, where, to be candid, the remedy is most needed. The system can then be extended as wisdom and experience point the way.

"That an honest effort should be made to enact legislation reforming the present system of nominating candidates is beyond argument and this legislature cannot afford to adjourn until it has adopted some measure or measures as satisfactory as it is possible to agree upon. I urge that the party declaration be made good. In my opinion one of the most vital principles of the reform is the securing of effective machinery to the end that parties may make their nominations independent of interference by those outside of their lines. The holding of all caucuses and primaries on the same day will be found to be a long step in this direction."

Brain may be better than brawn, but men will fight—so, why not with their honest bunch of fives.

Woman of 71 Weds a Youth.

Gallipolis, Ohio, dispatch: William Bear, aged 22, and Mrs. Judy Diggins, aged 71, have been married here. The bride is the mother of fourteen children and boasts of fifty-three grandchildren and two great-grandchildren.

Trading Stamp Law Illegal.

Denver, Col., dispatch: Judge B. B. Lindsey in the county court has decided that the ordinance passed by the city council of Denver for the postoffice, stopping the use of trading stamps in stores, is unconstitutional.

Held for Brother's Death.

New York dispatch: One man is dead, another has a bullet wound in his head, and the dead man's brother is under arrest, charged with the shooting as a result of a quarrel in a negro lodging house.

Lumber Fire at New Orleans.

New Orleans, La., special: Fire destroyed 1,000,000 feet of lumber and other property of the Union Lumber company on the old basin. The loss is estimated at $42,000

FIND MAN BURNED AND FROZEN

Upsets Hot Stove and Then Lies Two Days in Helpless Condition.

Terre Haute, Ind., dispatch: Ex-Councilman C. H. Murray was found almost frozen to death in his house, where he lived alone. He had lain helpless on the floor in his underclothes for two days. He had tipped over a hot stove in his struggles and was badly burned in several places. Physicians think rheumatism of the heart caused his suffering. He is 67 years old.

SETH LOW TO GET FRENCH POST.

President Picks Former New York Mayor as Ambassador.

Washington special: Seth Low, formerly Mayor of New York city, will be appointed ambassador to France unless the New York senators interpose objections which cannot be overcome. The president is so set on sending Mr. Low to Paris, however, that Mr. Platt and Mr. Depew may decide it is good policy to throw no obstacles in the way.

FIND RELICS IN CITY OF MEXICO

Ancient Fountain With Hieroglyphics Uncovered in Capital.

City of Mexico special: In excavating for the foundation of the new national theater an ancient fountain has been found covered with hieroglyphics and on which are figures of Indian warriors, priests, etc. The foundations of some ancient buildings of great size were also discovered. The fountain will be placed in the national museum.

Insane Man Is Killed.

New York special: In a fierce fight, which lasted for fifteen minutes, in the Essex county hospital in Newark, N. J., Patrick Corrigan, an insane patient, was beaten to death by two attendants and another patient.

Turkey Poisons Eight.

Boonvill, Ind., dispatch: At a dinner given at the home of J. W. Burns at Rockport in honor of a family reunion six guests were slightly and two seriously poisoned from eating turkey.

EMPRESS HAS NARROW ESCAPE

Augusta Victoria Almost Run Down by Reckless Carriage Driver.

Berlin cable: A reckless driver of a heavy truck came near running down the carriage of the Empress Augusta Victoria. He drove toward the station at full speed, through the police line and directly toward the carriage of the empress, and the officers barely succeeded in averting a collision. The driver vigorously resisted arrest.

Released After Eighteen Years.

Sarnia, Ont., dispatch: Matthew Jones, aged 54, sent from Sarnia to the Kingston penitentiary for life for arson eighteen years ago, has been pardoned through the efforts of his daughter and the Salvation Army.

Petty Quarrel Ends in Death.

Evansville, Ind., special: At Waverly, Ky., Robert Gardner shot and killed Thomas Pendleton in a quarrel over a trivial matter. Both men were miners. Gardner was arrested.

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; 10 acres timber, 1½ miles from Bloomfield 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 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, 160 acres, two good houses, three barns, 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, good barn, city water and all ordinary conveniences, 120 ft. front and 108 ft. deep. Small fruit and good neighborhood.

12.

The Bayley farm in the town of Troy, 127½ 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, 67 acres, of which 10 acres is timber, good beech and maple. Soil, clay loam. Creek runs through farm. Water in 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 2 miles from Birmingham, nice rolling land, 5 acres timber. No waste land; 2,300 peaches, 100 plums, 500 grapes, 20 apples, 1½ acres raspberries, ½ 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 8 acres, being part of the w½ of section 8, Southfield township, Oakland county. Four good buildings; house, barn, fowl house and pig-pen. Buildings insured for $1,800. Premises abundantly supplied with cold pure water from flowing well, which is piped to barn, 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, 9 rooms; woodshed, cellar, cistern and all conveniences; 8½ miles from Birmingham, over roads which are the best in the country; 40 rods from good school; 80 rods from Erity's mill. Excellent neighborhood. This little farm is ready for business, without a cent for repairs or improvements. Price $1,800. Terms easy.

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 is $50 per acre, but the balance of the purchase price 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.

38.

Two story house and lot on south side of Daines St., two doors from electric road on Saginaw St., 80 ft. front, 110 ft. deep. Hot and cold water on both floors, water closet, bath, furnace and every modern convenience. Terms $500 cash, balance on long time. Price $2,800. 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.

Fine Stock Farm—the celebrated Collier Farm—295 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 large handsome elm trees. Horse barn with stalls for six horses and separate carriage room. Bank barn with granary, overhead track, cow stables underneath with cement floor and 5 or 6 additional stalls, sliding doors, good windows, window guards, stone foundation, etc., etc. Horse barn with 10 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 or foaling box stall attached and paddock. Bull box stall with paddock secure and strong for this purpose and isolated from other buildings. Outside closet for house. Outside closet for stables. Fruit: Large and bearing apple orchard well trimmed and in good condition, Baldwins, Greenings, Kings, Steeles Red, Jonathans and Russets; 100 pear trees, 200 peach, 25 cherry, 25 plum, all of best varieties, 5 apricots, 2 quince, currants, grapes, strawberries, etc. 5 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. No feed 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 G. Smith, east by D. G. H. & M. R'y, south by Bower street, west by Saginaw street, 108 ft. front on Saginaw street, 178 feet deep on north side and 148 feet deep on south side; all in the village of Birmingham, Mich. One of the finest building sites in the village. Price $600

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 s e ¼ of the s e ¼ of section 2, Farmington, Oakland county, Mich., in the finest farming locality 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. 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.

58

Good little farm in the township of West Bloomfield, Oakland county, 90 acres—80 cleared, 10 of oak timber, 2 acres of orchard, house and barn of but little value. Nice little lake on the farm, good neighborhood and soil of the very best. Wait a minute! The price is the thing to make you consider. It can be bought for $45.00 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 $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 150x200 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 terms easy.

61

House of 11 rooms on lots 5 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 you right out loud. If you will call and see us about it, we will whisper.

72

Part of n e ¼ of sec 27, Bloomfield, 44 acres, 4 acres of timber and pasture land, 2 acres orchard—good fruit—4 buildings valued at $1,000, 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 $1,200 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 us about No. 72. A postal will get it.

71

Ten acres, no buildings, 6 acres cleared, acres elm and ash timber, 1½ miles west of Birmingham, Mich. Price $50.00 per acre.

Cottage, on ... Mich., 4 room ... court house. ... street, Pontiac ... ½ a mile from the ... installments.

77

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

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 103 feet deep. 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 see Whitehead and ask him about it. Cross-my-heart-hope-I-may-never-see-the-back-of-my-neck-if-'taint 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, 4 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 $95.00 per acre. 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, 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, 123 acres and no waste land. Well fenced and thoroughly tiled. 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 $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 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, buildings worth $4,300. 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, 25 apple trees, 50 raspberries, two barns, fine dwelling, one swine 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.

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 $110.00 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 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 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 $6,500.

101

Farm of 31 acres in sections 22 and 15, Southfield; 2 acres best grafted fruit, 5 buildings insured for $2,100; all plow land, well drained and under a high state of cultivation. Price $3,000.

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 fact every convenience that you could possibly have in the city. Two barns, 2 woodhouses, pig pen, hen house and corn house combined, work 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 well expended. Plenty of fruit—an ideal place for city people who would like to settle down in 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 suit 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. 32; 70 acres cleared, 10 acres timber and huckleberry swamp. (Don't laugh! this swamp netted the owner over $150.00 last summer). Three acres of orchard, house of 7 rooms, good neighborhood; 4½ miles from Milford, 3 miles from Commerce, proposed electric road comes within a mile of the house. Price $2,000. 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 for small family, 52 feet front on Pierce street and 160 on Fremont. Price $1,200; tearms 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, 1 acre of orchard, thoroughly drained and fenced with woven wire fence and cedar posts; 3 buildings worth $2,000, house of 8 rooms, 800 bearing grapes. Well, if that don't satisfy you, you would'nt come any how. Just think! Get off the car right at your own door, one hour from the city hall; fare 15c. Price $3,300. Come on and let us show it to you.

106

House and two lots on Stanley avenue, Birmingham. 156x130; well, cistern, cellar, fruit; house worth $1,000 and that's all 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 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 52½x150 in Randall subdivision, with nice little one story cottage, on Greenwood avenue. Price $750.

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 for 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 242 feet front on Townsend street and 125 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, 4 buildings worth $3,000, and this exceptionally fine place can be bought for $5,600. Nuf ced!

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 been asking too much for it. Now they are just getting down to reason and some are very cheap. 'Frinstance, 61 acres at $60 per acre; 4 buildings, nice spring of ever-flowing water, all good plow land, except 1½ acres of scattering 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 $2,500 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 9 rooms, bath room, well and cistern, or will sell the buildings and one or more acres of land. Will sell the whole business for $2,200 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 Greenwod 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's 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 Coater and located on the east shore of Pine Lake, in the townships of Bloomfield and West Bloomfield; one of the loveliest locations 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 part is laid out in lots which are well worth five times the whole amount asked for the farm. 3½ miles from the city of Pontiac and at the opposite end of Pine Lake from the steam and electric railway stations at Orchard Lake. Worth investigating and we are here 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, 2 acres orchard, 12 acres of 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 of pure water, excellent soil. Formerly leased by D. M. Ferry & Co., for seed farm. The veriest hint that you would like to investigate and 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 just now and when we tell you that it can be bought for ninety dollars per acre, you will understand that you'd better hurry.

122

Farm of 73½ acres at $85.00 per acre. Good gravelly loam, well fenced and drained. 7 acres of excellent orchard, 8 acres timber, 5 buildings valued at $3,500. Terms easy, and long time. One of the best farms in Southfield, about 3 miles from Birmingham. Take 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. 22, Troy.) Barn 32x46 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 $80 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 corporation line, and there is 320 acres of it and not a foot of waste land on the premises. 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, that's as you may look and what you want. Say! Tell you what we'll do; we'll just sell you either side of the road with the buildings, which are properly distributed, and there you are, with a farm of 128 acres or 200 acres, just as you wish, and it's way down below $100 per acre that we are asking for it, too. 8 acres of timber and 10 buildings, engines, windmills. But there! What's the use? You must come and let us take you to see it. Only ten minutes drive from our office.

125

Lot No. 11, Blakeslee Addition to the village of Birmingham, Mich., nice frontage on Saginaw street, west side, in excellent neighborhood. No buildings. Price, $250.

126

Vacant lots 16, 17, 18 of Willson's Sub-division, Royal Oak village, 30x110 each. Price, $100 each. Terms easy, with small payment down.

127

House and lot on Fremont street in Birmingham, Mich., 60x103 feet. House nearly new, 9 rooms and closets, well and cistern. Price, $1,100.

128

Five-room cottage, Hood's Addition, Birmingham, on Stanley street. Comfortable little home, good well, cistern, fruit, garden, etc. Price, $700.

129

One of the finest residences on Saginaw street, Birmingham, 12 or 15 rooms, closets, furnace, bath, hot and cold water; every convenience which you would have or expect to have in the city; without exception the finest location in our village; brick house, 2 stories, practically new, cost $6,000 to build it; lot about 125 feet; front on Saginaw street, and about 200 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 cost far less than it cost to put it in its present condition, you surely would do yourself an injury if you don't call on us and let us take you to see it. That's right!

Large 10-room frame house on Saginaw street; basement under all, good furnace, bath, 2 handsome oak mantels with grates, large attic, fine large barn, hen house, flowing well, all kinds of small fruit, nice lawn, with magnificent elms for shade. Will sell buildings and some of the land for $4,500 or the whole place for $5,500. It is right on the car line, and there is about two acres of land and the most sightly and picturesque view of the village. Come and see what it is and you will never be sorry for having made the investigation.

130

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 explains the reasons that it is offered for 25 per cent less than it is worth.

131

New 2-story house, 8 rooms, bath, cellar, fruit; desirable location on Randall's Addition, Birmingham. Price, $1,150.

132

133

Five acres, no buildings, good light loamy soil, no waste land. Ten beautiful maples on the front, 20 rods from post office, rural free delivery twice daily, store, mill and electric waiting room 20 rods from front, electric railway runs past the property. Price $550.00. Ideal place for a country home built to suit you. On Rochester electric line about 16 miles from city hall, 2 miles from Royal Oak, 4 miles from Birmingham, and if you don't speak right up quick, you'll lose it.

134

Improved farm, 80 acres; 5 acres timber, 3 acres orchard; soil clay loam; good ten room house with large cellar; hay barn, horse barn, tool house, work shop and corn house and all other necessary buildings. Have about $2,000 worth of personal property which will be sold with the farm if desired and the whole thing goes for $5,500 if sold this season. Go with you to look at it if you want us to. The place is located 1½ miles south of Canton, Wayne county, Mich., on the Ann Arbor electric.

135

The Boyd farm in the township of Troy, 18 miles from Detroit, 4½ from Birmingham; on Rochester Electric, trolley station at the house, R. F. D. mail; 97 acres for the most part heavy loam, none better; five good buildings, flowing well, large barn rebuilt recently, dairy house, chicken house, pigpen and corn house. No waste land. Price $67.50 per acre. Glad to show you over the place any day. So handy, you know; get right off the cars and there you are.

136

Eighty to one hundred acres as you choose. Part of the old Henry Grinnell farm in the n w ¼ of sec 31 in Bloomfield. You know what the Grinnell farm is; well, this is part of it. No buildings, timber or fruit. Excellent grazing land and the better part of it under cultivation. Wait a minute! Price only forty dollars per acre. But you mustn't wait too long for its got to be sold and that price will do it, too!

138

Eighty acres in township of Redford, Wayne county, Mich., about two miles from the Northwestern electric railway. Orchard and small fruit; 3 buildings valued at $1,000. Soil good, light ground suitable for gardening; about 11 miles from Detroit. Price $4,500, terms easy. Tell you all about it for the asking.