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:

5.

Elegant home and lot 66 feet front and 20 rods deep on Maple Ave. East, (half of acre). Fine lawn and over modern convenience. Furnace bath, closet, etc. Can be bought for what the buildings cost. Will exchange for unimproved city property for portion of the purchase price.

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; 30 acres good beech and maple timber, 4 acres fine grafted orchard. Circumstances compel the owner to sell at once and the man who comes first will secure one of the best bargains in the country. Look it up.

42

Brick house, good barn, and seven acres of land suitable for platting, on south side of Maple avenue east, Birmingham, opp. site of the proposed subdivision. Price $3,000, and it's worth every cent of it. If you don't believe it ask us about it and we will prove it.

55

Village lots on Woodward avenue, (bounded north by land of Mollie A. Smith, south by C. H. & M. Ry., south by Boyer street, west by Woodward avenue, 16 rod front on Woodward avenue, 128 feet deep on north side and 145 feet on south side; all in the Village of Birmingham, Mich. One of the finest building sites in the village.

56

Lots at end of Randall's Addition, price $125.00 for the two lots (which is very cheap). Will exchange for small house and lot in Birmingham.

57

Farm of 20 acres, being the s e ¼ of the s e ¼ of section 3, Farmington, Oakland county, Mich., in the best farming land in Oakland county, with a fairly good building. There is no incumbrance on the property and it is less than a mile from the Farmington electric road. 5 acres of timber, elm, basswood, etc., and the price is only $45.00 per acre and you can have your own way about the terms of payment as long as you have to, enough to secure it. A postal will get you full particulars.

58

Good little farm in the township of West Bloomfield, Oakland county, situated about 20 miles of oak timber, 5 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!

77

One acre on Saginaw street, just south of land owned by John German, so feet front. Inquire of one wishing to purchase will find this bargain. For particulars inquire of Mollie G. Smith or at the Exchange Bank.

87

House and three lots on the corner of Towne and Lincoln streets—as fine a corner lot as there is in the village of Birmingham, Mich. 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 afford to overlook this place, because the price is only $2,000 and more than that—but that is a state secret and you can't find out a thing further until you see Whitehead and ask him about it. Close his heart! Hope I may never see the back of my pocket if I lie out.

89

Lot on the east side of Baldwin Ave., in the Randell Addition. Fine building site. Price only $500.00.

90

Fine farm we know of, 154 acres one mile south of the village of Birmingham. Nice good building, 20 acres of timber, 40 acres of orchard, finest orchard in the country, one mile from the postoffice and one mile west of the electric road. Very, Flowing well! House heated with furnace.

94

One of the best farms, without exception, in the township of Southfield, 131 acres and no waste land. Well fenced and thoroughly tiled, 10 acres excellent orchard, 40 acres good heavy timber. Two buildings valued at more than $2,000 and the place can be bought on easy terms for $6,500 per acre. There, if that don't get you to thinking we won't try any more. Ten cents worth of postal cards will tell you all about it by return mail.

Price $65.00 per acre. Want to know more about it? A postal will bring full particulars.

95

Yep! Here's your chance at last. Will exchange for Detroit city property a farm of 80 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, been Nice fences, farm thoroughly drained, 15 grape vines, 40 apple trees, 50 raspberries, two barns, fine dwelling, one swine house (concrete) hen, chickens and duck house, combined, everything ready to do the finest and most profitable dairy business in the country, not failing health makes it absolutely necessary for sale of this desirable property. Price $50.00 an acre.

101

Farm of 92 acres in sections 34 and 15, Southfield, a mile and a half from the city, a buildings insured for $2,000; all plow land, well drained and under a high state of cultivation. Price $5,500.

102

Two story brick residence in the village of Franklin, Mich., and one of the finest in the county, with beautiful surroundings, beautiful lawn, among the hills and valleys of the prettiest little village in Eastern Michigan; house 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 one house combined, work shop for odd hours on odd jobs, iron fence around entire lot, orchard, big, house frontage, well and windmill on 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 work. You are ashamed to say $3, is only $4,000, half cash, balance on long time, at easy terms. If you do live in the big wicked city and would like to see a place that would make you forget it, just come, see this place and be glad to get acquainted with you whether you buy or not.

105

Eighty acres farm in White Lake township, W. ½ of N. ½ Sec. 32, 70 acres cleared, 10 acres timber and huckleberry swamp. (Don't laugh! this is no joke!) Good house and barn (open all summer). These acres of orchard, house of 7 rooms, good neighborhood; 45 miles from Milford, 3 miles from Commerce, good electric road comes within a mile of the house. Price $2,000. Buy, 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; 50 feet front on Pierce street and 160 on Fremont. Price $1,300; terms easy. Will trade for other property.

106

House and two lots on Hawley avenue, Birmingham; 5 rooms; water, cellar, fruit; fine; worth $1,000 and that's all we ask for the place. Would 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 Damen street; a modern house with library, large rooms, well cistern, cellar, plenty of fruit; one block from electric cars; for instant. Price $3,500.

108

About 15 acres of vacant property in the village of Birmingham, suitable for platting; 300 feet on west side of Woodward Avenue, 300 feet back of the electric railway; will plat into 65 lots 30 feet each, and a thousand dollars cash will buy it with the balance of the purchase price on long time at low rate of interest. Interest is almost nearly to take it himself. There is money in it for someone who has time to devote to the selling of it, and who could take monthly payments, etc.

114

Nice farm in the township of Southfield; 8 strips of 10 acres each, and the balance in good middle timber. Two acres of orchard, flowing well, good house and barn. Price $1,800. Half cash, balance on time to be bought for $4,000.

116

Farm in Southfield. Really you will begin to think we have one of everything in 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, for more money for it than we are just getting down to reason and sense and price. Well, this farm is 80 acres, 40 acres cleared, 4 buildings, good spring of ever flowing water, all good, level, fine, fertile, 15 acres of standing timber. No marsh land on the place. There!

112

Nice little farm of nineteen acres in the town ship of Troy, 15 miles from the electric railway, good for chicken raising, plenty of timber for the wood, fair house and small, frame barn and other buildings. Price $1,000.

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 5 rooms, cellar room, well and cistern, or will sell the outbuildings 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.

120

Farm formerly belonging to Edward Coats and formerly known as the Island of Pine Lake, in the township of Bloomfield and West Bloomfield, one of the loveliest locations in all the lake region of Oakland county; 125 acres with 35 acres 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 at well worth five times the whole amount asked for the farm. 25 miles from the city of Pontiac and at the depot of Pine Lake, trouble steam and electric railway stations at Orchard Lake. Worth investigating and we are here to answer all your questions, either in person or personal interview—which we would greatly prefer.

121

Five hundred and three acres just outside of the corporate limits of the city of Pontiac, on the electric railway, 40 acres in orchard, 25 acres of timber, 3 buildings in good repair (the build ings don't cost anything at the price we are asking for the farm, about 'em), beautiful living spring of pure water, excellent soil. For sale cheap for cash or on easy terms. Fine stock farm. The writer has you would like to be convinced of the truth of the above, we are ready to go with you to look it over. Farms of this kind are getting quite 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 71½ acres at $8,200 per acre. Good gravelly loam, well fenced and drained, 7 acres of excellent orchard, 4 acres timber, 3 buildings valued at $3,500. Terms easy, and long time. One of the best farms in the Southfield, about 7 miles from Birmingham. Take you to see it any time. It's worth looking over.

123

Nice little acre farm near Big Beaver, (S. B. 1/4 of S. 1/4 of S. 1/4 Sec. 22, Troy.) Barn 32x40 on it, fairly house with 11 rooms. An acre of good orchard and 2 acres of good berry land, 1 mile from the Rochester Electric Railway. Less than 60 per acre if you want it, but we think it are so sure that any man who means business can pay for it.

126.

Vacant lots 47, 48, 49 of Willson's Subdivision Royal Oak village, price $100 each. Terms easy, with small payment down.

127

House and lot on Fremont street in Birmingham. Much [illegible] feet, house nearly new, 5 rooms and closets, well and cistern. Price $1,300

128

Five-room cottage, Hood's Addition, Birmingham, on sidewalk street. Comfortable little home; good well, cistern, fruit, garden, etc. Price $900.

129

One of the finest residences on Saginaw street, Birmingham. Lot 75 feet front, 3 fronts, furnace, bath, hot and cold water, every convenience which you could have or desire. Lot is one of the choicest locations in the village, brick house, in good condition, practically new. Price $5,000 for lot 75 feet front on Saginaw street and about 200 feet deep. And that price is only what it cost, and is justified in investing in it in this public manner. Really, if you want the best place in the village at a cost far less than it cost to build it in its present condition, you cannot afford to miss this opportunity. If you don't you can never make up for it. That's right!

130

Modern little cottage on Lincoln street, two blocks from Woodward avenue, Birmingham, 5 rooms, cellar, furnace, bath, hot and cold water, fruit, garden, etc. Price $1,800. Terms easy. Inquire of the owner, Mrs. Mollie G. Smith, or at the Exchange Bank.

133

Five acres, no buildings, good light loamy soil, no waste land, 300 feet on Maple road, 700 feet front, no rods from post office, rural free delivery twice daily, telephone and electric wall long room, 2 rods from front, electric railway cars, 1 mile from Birmingham. Well, this is a place for a country home built to suit you. On Rochester electric line about 6 miles from city limits, 2 miles from Birmingham, 1 mile from Birmingham, and if you don't speak right up quick, you'll lose it.

134

Improved farm, 80 acres, 3 acres timber, 3 acres orchard, soil clay loam, good tenant house with light and water, big barn, house, tool house, work shop and corn house and silo, fine necessary buildings, 1 mile north of personal property which will be sold at the farm, 7 miles from Milford and the price is $60 for $5,600 if sold this season. Go with you to look it if you want us to. The place is located in the Indian Village, Oakland county, Mich., on the Ann Arbor electric.

135

Large 10-room frame house on Woodward avenue, basement under all, good furnace, bath, 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 $6,500. It is right on the car line, and there is about two acres of land and the finest and prettiest suburban residence in the village. Come and see what it is, and you will never be sorry for having made the investigation.

136

Eighty to one hundred acres as you choose. Part of the old Governor Crapo farm is in a 40 of sec. 31, 2S, R. 10E, Bloomfield. You know what that means? Well, it means a part of it is building timber of fruit. Excellent gravel soil, good buildings, good surroundings, beautiful spring, 4 miles from Pontiac, 2 miles from Orchard Lake, 2 miles from Pine Lake, 2 miles from Detroit. Price is so low. Tell you all about it if you come asking.

140

House and lot in the Campbell subdivision on Oregon side of Grand avenue, 10 rooms, furnace, bath, hot and cold water, fine lot, 50 feet, easy, hardwood finish in natural woods, all kinds of fruit, a beautiful home. Say, the house is more than that to build it.

144

Farm in Southfield of 70 acres; 15 buildings, rolling sandy loam; 15 acres of timber, 15 acres cleared, balance in good timber; fruit in plenty, 3 acres orchard. Buildings alone are valued at $3,000. Can be bought for a little over $50 per acre, say, $3,500. Stream of living water, buildings good, 2 miles from Milford, 3 miles from Commerce, good neighborhood. Is it fair? Only 50 dollars an acre? Come and let us show it to you.

145

Farm 35 acres 1½ miles east of Harris' corners in Troy township, 3 buildings valued at $2,000. Price $4,000 or which half can remain, balance on long time at low rate of interest.

146

Farm, 103 acres, good buildings, 4 acres timber, 3 acres orchard, one mile east of the Electric Ry., in Royal Oak township; n ½ of n e ¼ of sec 10; good water and clay soil. If you come with the good hard cash in your hand, you can have it for $100 per acre. But if we are properly approached, we might consider half cash, rest on easy terms.

147

Nice little home for someone of small means, 1½ acres in n w ¼ of n e ¼ of sec 34, township 2 south, range 10 east, 7 rooms, barn in good shape, well both barn and house, never dry; ¾ mile east of Rochester Electric Ry. Price $1,200. F. P. All cash and no grumbling will buy it at $900. Hurry up!

148

Cozy little farm of 15 acres on the west town line of Bloomfield, 80 rods from Black Walnut Lake, good school within 40 rods; R. F. D.; good timber, fine orchard, good highway 2 miles from Electric R. Ry. Fine spring water, 4 acres excellent orchard, good house with 7 buildings valued at $3,000. Can be bought for $3,500, and if you can pay cash it may be subject to mortgage of $500, which can stay.

149

Twenty-five acres half mile from the Electric road, between Birmingham and Pontiac, just south of the new subdivision of Maple Park, owned by George G. Booth, of Detroit. Since the advent of the wealthiest people of Detroit, on this immediate neighborhood, values have risen rapidly. Nice little branch of the River Rouge, never dry, runs through the premises; you can almost jump across it. Nice, dry lands, with fine truck. $3,000.

151

Farm of 160 acres in the township of Lamont, in Bauchaven county, Mich. Here is a good chance for a young man to work himself into a good farm at very little cost. There are 3 buildings on the place; good enough for anyone with moderate requirements to live in. Basement barn cost $1,200 to build (estate), good house; sheep barn, pig-house, etc., 30 rods to school (D. U. R.), 2 miles telephone office, 3½ to church; ¾ mile to good school. Markets 18 miles; good roads, 3 miles to D. U. R. 10 miles; good roads and nice neighborhood. Price $15 per acre if sold at once.

153

Woodland Cottage 15 miles north of Royal Oak village on Woodward Ave. Furnace, bath, water closet, 5 rooms, 2 acres, 3 fine buildings, insured for $1,500, 10 acres all together of rich black loamy soil, good drainage, fine neighborhood, joins Viasetta Farms on the south. Price $4,500. There are other matters to consider. Let us tell you about 'em.

157

The celebrated Cooper stock farm, situated one-half mile north of Birmingham on the D. U. R. electric road, one-half mile from the depot, homes of some of the most prominent of Detroit's wealthy citizens. Three hundred and forty-five acres of excellent farming land, with 10 buildings, well adapted to the requirements of a first-class stock farm. Forty acres of timber, and for the matter of fruit there are forty peach trees and five hundred pear trees, and six acres of bearing apple orchards. One of the finest half mile race tracks in the state is situated on the farm. There is an artesian well 350 feet deep supplying an unlimited amount of mineral water, which if properly developed and advertised would be worth more than the price of the farm. From 50 to 60 a month is even now realized from the sale of this water, which is analyzed by the first medical chemists of the present day to be the best known modern remedy for Bright's disease and the various other kidney diseases. A chemical analysis of this water will be furnished on request. The principal dwelling on the place cost over $5,000 and it's worth the money. It has a concrete cellar, hot air furnace and all the other conveniences which are almost considered necessities down-days. A beautiful, well-built house—in fact twelve good buildings in all.

No. 158

Farm of 107 acres, 8 acres timber, good excellent buildings, black loamy soil, no waste land, fences well repaired, 30 rods east of Pine Lake D. U. R.; 2 miles south of Rochester. If necessary will divide this place in two parts. Ask us about it and send postal for list of 100 other farms along the electric road. We sell more farms in Oakland county than all real estate dealers in Detroit. Exchange Bank, Birmingham, Mich.

159

SAY—What do you want anyhow? Fifty-nine acre farm for sale half mile east of Clawson, on the Rochester line of the D. U. R.; buildings, fences, orchards, all in good shape; no waste land; within two miles of Royal Oak; will take for $55 per acre; half a dozen fine farms along the line of this popular electric line between Royal Oak and Rochester; postal card will get 111. Do it now. Exchange Bank, Birmingham, Mich.

No. 160

Best soil in Township of Troy, buildings would cost $4,000, 80 acres, 40 acres cleared, 40 well fenced and buildings in excellent repair, 2 miles from Troy village, Troy will be little less perhaps, would buy it. Take you to see it any day.

No. 161

Farm of 15 acres, good brick house with furnace, four acres orchard, 2 rods from Council Bluffs, one-half mile from Wells Corners school, no waste land. Price $3,000, and terms easy.

No. 162

Seventy-acre farm in Waterford township, price $3,000 or $45 per acre. Good house, barn and long time; buildings alone worth $2,000; cranberry marsh, 2 acres, 3 acres in hay, 2 acres war without cultivation. Clarkston 2½ miles, Waterford four miles.

No. 163

South ½ of northeast ¼ of sec 10 Southfield, well, cistern, etc. Price $2,000. Clarkston 2½ miles, Waterford four miles. Must sell before April 1 next.

No 164

Eighty-five acres 80 rods east of the Pontiac electric, in the township of Bloomfield, house worth $1,500, eight buildings, 40 acres well tiled, 40 acres of farm, five acres oak timber, six acres fine orchard, balance good hardwood land at $110 per acre, but will now sacrifice at $75. An ideal country home for city gentleman.

No. 165

Eighty-acre farm in Township of Wells, Iowa county, Mich., 40 acres cleared, 25 acres in orchard, balance in second-growth timber, black sandy loam. Anyone $1,000 cash will buy it.

No 166

Seventy-three feet north of the base line in Royal Oak township, 160 acres cleared, 25 acres second-growth, and five acres orchard on both sides; good house, price $50 per acre. But wait a minute. It's only a short distance from the new State Fair Ground, and within 15 minutes of the City Hall.

No. 167

Wants to trade for 50 or 80 acres on or near electric. Ninety-four acres on east ½ of south west ¼ of Sec. 3, Troy township, three buildings valued at $2,000 (insured for $1,200); flowing well piped to barn; farm well adapted for stock or dairy; 7½ miles from Detroit, 2½ miles from Troy corners, where there are good schools and churches. Price [illegible] per acre.

When Coal Was Not Popular.

Sir Oliver Lodge's denunciation of coal fires as the chief cause of London fog has aroused interest more than 200 years ago by Evelyn. He attributed the great fog of 1684 to the "fuliginous steam of the sea-coale." Twenty-three years earlier he had spoken even more fiercely of the "hellish and diuqual hurricane" of coal smoke in his "Fumifugium, or, The Inconveniences of the Aer and Smoke of London Dissipated. Together with Some Remedies." Among the remedies for London's atmosphere advocated by Evelyn were the expulsion of noxious trades, the transfer of burial, from towns and the planting of the suburbs with sweet flowers.

King Carlos' Many Titles.

The official title of King Carlos of Portugal, is not a little imposing. He is "King of Portugal and the Algarves, within and beyond the seas, in Africa, Lord of Guinea and of the navigation and commerce of Ethiopia, Arabia, Persia and of the West Indies," and he is equally well dowered in the matter of Christian names—Carlos Fernando Luiz Maria Victor Maria Eduardo Raphael Gabriel Gonzague Michael Francois d'Assisse Joseph Simon. This, however, is by no means the longest list of names in the Portuguese royal family, for the King's eldest son is the proud possessor of seventeen, while his majesty's young est brother has twenty-two.

Cure for Cancer.

Gather wood sorrel when in blossom—that bearing a blue flower is best—pound, and press out the juice, put it on a plate, and cover with whole plate with a glass. Set it in the sun until a paste is formed, then cork it tightly in a phial. When applied, it should be spread on cloth or wash leather, and placed over the cancer only in the day time, so the patient may sleep in the night. If properly gathered, prepared and applied, it will draw out the cancer in about four days. Meanwhile the patient should drink much yellow dock tea.

This recipe is claimed to be given by an Indian doctor

It's not always the man who gets the latest cut on his coat who gets the first cut at the financial melon.

Foundation of New Poultry House.

After building a number of poultry houses one has certain important facts impressed upon him. One of these facts comes home with a good deal of force to the writer in the matter of foundation. If he builds another poultry house he will see that the foundation is perfect and that it will be more than strong enough. A poultry house that is not properly built in this respect will be a nuisance in several ways.

It is customary to build poultry houses on slopes where it can be done, and that is proper, as it gives good drainage. But in case the foundation proves to be poor and needs to be supported it will generally be found very difficult to do anything without raising the house by means of jack screws. The writer has had a very vexatious task of this kind. The trouble is that one end of the house is set so close to the ground that one cannot get under it or even get at the parts that need to be supported.

When a poultry house has to be erected that is twenty feet or more wide there should be a row of supports running the length of the house under the very middle. Almost all amateurs make the mistake of supposing the house rely on the sides and ends. The weakest joints, even though they be six inches deep and two thick, have a very great amount of vibration and it is unpleasant to walk over a floor laid on such joists. But if the time ever comes that the house has to be used for another purpose than poultry keeping, this kind of a floor will be found to be unendurable. This possibility should be borne in mind, for numerous poultry houses become transformed in time into houses for other purposes, especially if they are of good size.

A fault that is very noticeable in the building of most of the houses used by our poultry is that they are merely set on posts stuck in the ground for perhaps two feet. In a few years some of these posts rot and others get a lean on them out of plumb due to the ground on one side of the poultry house being softer than on the other side. The rain gets into the holes and the soil there becomes softer than at any other point, and this does not improve as the years go by. Settling goes on year after year. I have in mind a poultry house that cost nearly a hundred dollars. It was set on cedar posts and the posts are badly rotted now in spite of the fact that cedar is supposed to be resistent to rot. Some of the cedar posts have also got out of plumb, and the house has moved over several inches to accommodate the posts. What the end will be nobody knows.

Build the foundations strong in the first place. If the building is to rest on supports of any kind dig deep holes in the ground and put in brick or stone duly cemented. Have a big timber running the length of the building and also resting on the same kind of piers. This will cost a little more than the posts, but it will be more satisfactory and years afterwards the owner will be glad that he actually invested the money that the good foundations cost.

Cost of Transporting Fowls.

Late in the fall or early in the winter is the best time for the farmer to buy, poultry to replenish his stock or to give him a high quality of breeders. These should be mated early in February. I think it is better for him to buy male birds, but he can do much by buying both kinds. He need not be afraid to buy birds at a considerable distance from him, as they can be shipped long distances without injury. The cost of shipping poultry birds is not great when we consider the bulk of the bird and the trouble any living thing is to the transportation companies. I shipped one bird to Cripple Creek, Col., for $1.25, cost of transportation. One also shipped to Los Angeles the cost of transportation was $1.50. I have shipped several to Kansas at the rate of 80 cents each. I find that birds can be shipped in winter without being in danger of taking cold, if they are boxed right. Whether the birds are taken care of on the railroads is a thing we cannot know, as that depends on the employes. Some are careful of such things and some are not. Some farmers are afraid to buy from flocks at a distance because they are afraid of roup and other contagious diseases. I can only say to that, that it is necessary to deal with a reputable dealer, and that is true whether he lives nearby or on the moon. The only way that a farmer can know that he is getting good birds and not scrubs when he buys poultry is to educate himself along the line of poultry, judging all the buys he can, and join the American Standard of Perfection, which describes all the classes of poultry now in general use, with the exception of a few breeds brought out recently, which the American Association of Poultry Raisers has not yet admit as standard breeds. If a man pays for a first-class bird and when it arrives finds it is not what he paid for, the remedy is for him to ship it back at once.—Marcian P. Seavey, Cook County, Ill.

Incubator in Cold Weather.

Below I give my methods of incubation. I mate my birds in January and begin to set the eggs some time in February. Frequently I begin about the fifth. I find the fowls hatched in March and April are the best winter layers and also make the best show birds the coming winter. They do not need to be pushed forward by high feeding as do those that are hatched later in the spring. I place 15 eggs under each hen. But we use only a few hens, so I have two incubators. Each of these holds 150 eggs. I only start one at a time and then ten days afterwards start the other and I keep them going. That gives me a hatch every ten days. If I have a hen that wants to set, I set her in the basement if the weather is cold.—C. W. Brehm, Clay Co., Neb.

The farmer's cow should be the best cow in the country.

Explosion in Barracks.

London cable: A dispatch from Cairo, Egypt, announces that a great explosion has occurred at the British barracks in Khartoum. Considerable loss of life and much damage are reported.

Troops for Philippines.

New York dispatch: Four companies of the Eighth United States Infantry left Governor's Island Tuesday afternoon for the Philippines. There are 279 officers and men.

Mikado Receives Prince Arthur.

Tokio cablegram: The arrival of Prince Arthur of Connaught, coming to present the order of the Garter to the Japanese emperor, caused rejoicing. The emperor himself received Prince Arthur.

Midshipman Bowen Resigns.

Annapolis, Md., dispatch: Midshipman William P. Bowen of Columbia, Tenn., a member of the fourth class, has resigned. He was deficient in both conduct and studies.

For Special Session in Texas.

Austin, Texas, dispatch: Gov. Lanham announced that he would call the Texas legislature in special session March 26, to perfect a general state election law and to revise the taxation laws.

To Name French Bishops.

Rome cable: Pope Pius has decided to hold a consistory on Feb. 26 to appoint nineteen French bishops to the twenty-two vacant bishoprics. No new cardinals will be made.

Man Tosses Angry Bull.

Indianapolis dispatch: Seizing a enraged bull by the horns, Nicholas Oberting of Herdentown, Ind., after a long struggle, succeeded in throwing the animal on its back, and thus saved the lives of three boys.

Explosion Kills Three.

Louisiana, Mo., special: Three men were killed and twenty girls were injured by an explosion at the Hercules powder plant, eighteen miles north of here.

Woman of 105 Starving.

New York special: Mrs. Mary Fay, who claims to be 105 years old, found destitute in a little room on the top floor of 490 Sixth avenue, will be taken charge of by the United Charities organization.

Rail Victims Will Recover.

Boston dispatch: It is expected all the sixteen persons injured in the collision between the Pacific Express and empty coaches near the Back Bay station will recover.

Fanatics Slay Troops.

London cablegram: An unconfirmed dispatch has reached the government reporting that five British officers and a company of native troops have been killed by fanatics near Sokoto, in northern Nigeria.

Bank Receiver Reports.

Pittsburg, Pa., special: The first report of the receiver of the failed Enterprise National bank of Allegheny, Pa., shows total assets of $2,199,529, with $2,130,585 liabilities.

NEW FOR LAST

Real Estate Exchange

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

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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; 30 acres good beech and maple timber, 4 acres fine grafted orchard. Circumstances compel the owner to sell at once and the man who comes first will secure one of the best bargains in the country. Look it up.

42

Brick house, good barn, and seven acres of land suitable for platting, on south side of Maple avenue east, Birmingham, opp. site of the proposed subdivision. Price $3,000, and it's worth every cent of it. If you don't believe it ask us about it and we will prove it.

55

Village lots on Woodward avenue, (bounded north by land of Mollie A. Smith, south by C. H. & M. Ry., south by Boyer street, west by Woodward avenue, 16 rod front on Woodward avenue, 128 feet deep on north side and 145 feet on south side; all in the Village of Birmingham, Mich. One of the finest building sites in the village.

56

Lots at end of Randall's Addition, price $125.00 for the two lots (which is very cheap). Will exchange for small house and lot in Birmingham.

57

Farm of 20 acres, being the s e ¼ of the s e ¼ of section 3, Farmington, Oakland county, Mich., in the best farming land in Oakland county, with a fairly good building. There is no incumbrance on the property and it is less than a mile from the Farmington electric road. 5 acres of timber, elm, basswood, etc., and the price is only $45.00 per acre and you can have your own way about the terms of payment as long as you have to, enough to secure it. A postal will get you full particulars.

58

Good little farm in the township of West Bloomfield, Oakland county, situated about 20 miles of oak timber, 5 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!

77

One acre on Saginaw street, just south of land owned by John German, so feet front. Inquire of one wishing to purchase will find this bargain. For particulars inquire of Mollie G. Smith or at the Exchange Bank.

87

House and three lots on the corner of Towne and Lincoln streets—as fine a corner lot as there is in the village of Birmingham, Mich. 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 $2,000 and more than that—but that is a state secret and you can't find out a thing further until you see Whitehead and ask him about it. Close his heart! Hope I may never see the back of my pocket if I lie out.

89

Lot on the east side of Baldwin Ave., in the Randell Addition. Fine building site. Price only $500.00.

90

Fine farm we know of, 154 acres one mile south of the village of Birmingham. Nice good building, 20 acres of timber, 40 acres of orchard, finest orchard in the country, one mile from the postoffice and one mile west of the electric road. Very, Flowing well! House heated with furnace.

94

One of the best farms, without exception, in the township of Southfield, 131 acres and no waste land. Well fenced and thoroughly tiled, 10 acres excellent orchard, 40 acres good heavy timber. Two buildings valued at more than $2,000 and the place can be bought on easy terms for $6,500 per acre. There, if that don't get you to thinking we won't try any more. Ten cents worth of postal cards will tell you all about it by return mail.

Price $65.00 per acre. Want to know more about it? A postal will bring full particulars.

95

Yep! Here's your chance at last. Will exchange for Detroit city property a farm of 80 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, been Nice fences, farm thoroughly drained, 15 grape vines, 40 apple trees, 50 raspberries, two barns, fine dwelling, one swine house (concrete) hen, chickens and duck house, combined, everything ready to do the finest and most profitable dairy business in the country, not failing health makes it absolutely necessary for sale of this desirable property. Price $50.00 an acre.

101

Farm of 92 acres in sections 34 and 15, Southfield, a mile and a half from the city, a buildings insured for $2,000; all plow land, well drained and under a high state of cultivation. Price $5,500.

102

Two story brick residence in the village of Franklin, Mich., and one of the finest in the county, with beautiful surroundings, beautiful lawn, among the hills and valleys of the prettiest little village in Eastern Michigan; house 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 one house combined, work shop for odd hours on odd jobs, iron fence around entire lot, orchard, big, house frontage, well and windmill on 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 work. You are ashamed to say $3, is only $4,000, half cash, balance on long time, at easy terms. If you do live in the big wicked city and would like to see a place that would make you forget it, just come, see this place and be glad to get acquainted with you whether you buy or not.

105

Eighty acres farm in White Lake township, W. ½ of N. ½ Sec. 32, 70 acres cleared, 10 acres timber and huckleberry swamp. (Don't laugh! this is no joke!) Good house and barn (open all summer). These acres of orchard, house of 7 rooms, good neighborhood; 45 miles from Milford, 3 miles from Commerce, good electric road comes within a mile of the house. Price $2,000. Buy, 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; 50 feet front on Pierce street and 160 on Fremont. Price $1,300; terms easy. Will trade for other property.

106

House and two lots on Hawley avenue, Birmingham; 5 rooms; water, cellar, fruit; fine; worth $1,000 and that's all we ask for the place. Would 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 Damen street; a modern house with library, large rooms, well cistern, cellar, plenty of fruit; one block from electric cars; for instant. Price $3,500.

108

About 15 acres of vacant property in the village of Birmingham, suitable for platting; 300 feet on west side of Woodward Avenue, 300 feet back of the electric railway; will plat into 65 lots 30 feet each, and a thousand dollars cash will buy it with the balance of the purchase price on long time at low rate of interest. Interest is almost nearly to take it himself. There is money in it for someone who has time to devote to the selling of it, and who could take monthly payments, etc.

114

Nice farm in the township of Southfield; 8 strips of 10 acres each, and the balance in good middle timber. Two acres of orchard, flowing well, good house and barn. Price $1,800. Half cash, balance on time to be bought for $4,000.

116

Farm in Southfield. Really you will begin to think we have one of everything in 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, for more money for it than we are just getting down to reason and sense and price. Well, this farm is 80 acres, 40 acres cleared, 4 buildings, good spring of ever flowing water, all good, level, fine, fertile, 15 acres of standing timber. No marsh land on the place. There!

112

Nice little farm of nineteen acres in the township of Troy, 15 miles from the electric railway, good for chicken raising, plenty of timber for the wood, fair house and small, frame barn and other buildings. Price $1,000.

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 5 rooms, cellar room, well and cistern, or will sell the outbuildings 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.

120

Farm formerly belonging to Edward Coats and formerly known as the Island of Pine Lake, in the townships of Bloomfield and West Bloomfield, one of the loveliest locations in all the lake region of Oakland county; 125 acres with 35 acres 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. 25 miles from the city of Pontiac and at the depot of Pine Lake, trouble steam and electric railway stations at Orchard Lake. Worth investigating and we are here to answer all your questions, either in person or personal interview—which we would greatly prefer.

121

Five hundred and three acres just outside of the corporate limits of the city of Pontiac, on the electric railway, 40 acres in orchard, 25 acres of timber, 3 buildings in good repair (the buildings don't cost anything at the price we are asking for the farm, about 'em), beautiful living spring of pure water, excellent soil. For sale cheap for cash or on easy terms. Fine stock farm. The writer has you would like to be convinced of the truth of the above, we are ready to go with you to look it over. Farms of this kind are getting quite 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 71½ acres at $8,200 per acre. Good gravelly loam, well fenced and drained, 7 acres of excellent orchard, 4 acres timber, 3 buildings valued at $3,500. Terms easy, and long time. One of the best farms in the Southfield, about 7 miles from Birmingham. Take you to see it any time. It's worth looking over.

123

Nice little acre farm near Big Beaver, (S. B. 1/4 of S. 1/4 of S. 1/4 Sec. 22, Troy.) Barn 32x40 on it, fairly house with 11 rooms. An acre of good orchard and 2 acres of good berry land, 1 mile from the Rochester Electric Railway. Less than 60 per acre if you want it, but we think it are so sure that any man who means business can pay for it.

126.

Vacant lots 47, 48, 49 of Willson's Subdivision Royal Oak village, price $100 each. Terms easy, with small payment down.

127

House and lot on Fremont street in Birmingham. Much [illegible] feet, house nearly new, 5 rooms and closets, well and cistern. Price $1,300

128

Five-room cottage, Hood's Addition, Birmingham, on sidewalk street. Comfortable little home; good well, cistern, fruit, garden, etc. Price $900.

129

One of the finest residences on Saginaw street, Birmingham. Lot 75 feet front, 3 fronts, furn