Enormous Flood of American Gold Goes with Title Hunters

TOTAL IS SAID TO REACH $900,000,000

New York World Thinks That If Anything, the Amount Is Underestimated—Alphabetical List of Wealthy Heiresses of This Country Who Have Married Holders of Foreign Titles.

BY HENRY CLEWS.

"I think that the statement that $900,000,000 of wealth has been taken out of this country—or, at least, that the ownership of this vast amount of assets has been transferred to aliens—by the marriage of American girls with foreigners is conservative. Undoubtedly the withdrawal of such an enormous sum has an appreciable effect upon the money market.

"The folly of Americans who have Europamania is extremely costly to this country. Our tourists spend at least $150,000,000 of good American money abroad every year—most of it foolishly.

"I am glad to say that American girls are beginning to realize that nothing but unhappiness comes from the majority of these international marriages—though, of course, there are exceptions. They are beginning to prefer American sovereigns to European princelings."

New York.—A French journal—Le Petit Parisien—declared the other day that American girls who had married abroad, mostly for foreign titles, had carried with them to Europe the astonishing sum of $900,000,000. The Paris writer did not associate this rather startling statement with the reports of "tight money" in America, yet on this side of the Atlantic the fact that hundreds of millions have gone out of the country with the title hunters may well occasion a little financial as well as social speculation.

Upward of 400 American girls have married in Europe within comparatively recent years. The New York Sunday World prints the present names of 359 American women who have married titles. It adds a list of 22 heiresses who have carried off sums reputed to be upward of a million. This list alone foots up $160,000,000. Undoubtedly upward of $300,000,000 has been paid for titles alone, for the dowries have by no means represented all that went with the brides. In some cases the actual dower was small in comparison with the money that was subsequently spent by them. It has been estimated that the Dowager Duchess of Marlborough, for example, spent $1,000,000 on restoring Blenheim castle; it is known that many of the Huntington and Mackay millions have been spent in paying the debts of Princes Hatzfeldt and Colonna. How many millions it cost Levi P. Morton to have a duke for a son-in-law, and then to get rid of him, probably only the former vice-president could tell. What Count Boni de Castellane cost Anna Gould, all told, is known only by her brother, George.

Running over the list of rich American girls who have married titles, it is notable that there is scarcely one famous American family which has not contributed a share of its fortune to gilding some coronet. Astor, Bryant, Bronson, Berwind, Beckwith, Bonaparte, Burden, Butterfield, Carroll, Caldwell, Curtis, Cutting, Carlisle, Cary, Corbin, Colgate, Cuyler, Clayton, Claflin, Davis, Endicott, Field, Flagler, Grant, Goelet, Gould, Garner, Grace, Garrison Galiatin Goddard Huntington, Hecker, Haggin, Hoffman, Hamilton, Hale, Hyde, Jerome, Jay, King, Lathrop, Leiter, Lawrence, Lee, Livermore, Livingston, Moulton, Motley, Morton, Martin, Magee, Phipps, Phelps, Parsons, Roosevelt, Roberts, Riggs, Rives, Sturgis, Slocum, Stokes, Sibley, Schley, Singer, Sharon, Spencer, Stevens, Sumner, Schenck, Thaw, Turnure, Van Cortlandt, Van Buren, Vanderbilt, Winans, Work, Withers, Whitney, Wilson, Wadsworth, Whitehouse, Yznaga, Zimmerman—the list reads like a social register, the names are synonymous with vast fortunes.

AMERICAN GIRLS MARRIED TO OWNERS OF FOREIGN TITLES

A—Countess de Arschol, Lady Ashburton, Comtesse Jacques d' Aramon, Marquise Rene d'Andigne, Princess von Auersperg, Marquis d'Ajeta, Dowager Marchioness of Anglesey, Duchess d'Arcos, Lady Abinger, Lady Aylmer, Comtesse Raoul d'Aramon, Countess Lepelletier d' Aunay.

B—Countess Constantine Bodisco, Mme. Bakmeteff, Lady Booker, Comtesse Jules de Bonvouloir, Senora C. de la Barca, Princess Brancaccio, Marquise de Breuteuil, Vicomtesse Gaston de Breteuil, Lady William Beresford, Comtesse G. de Balincourt, Lady Bateman, Mrs. W. G. Cavendish-Bentinck, Countess F. Bleucher, Lady Bagot, Lady Burnett, Baronesse Bildt, Mme. Adolph von Breuning, Lady Beaumont, Countess di Brazza, Lady Arthur Butler, Countess A. Beroldingen, Baroness Blanc, Baroness de Baigne, Lady Burrell, Baroness Bodisco, Comtesse de Boullemont, Countess A. von Buelow, Princess Belosselsky, Lady Barrymore, Baroness de Bush, Comtesse A. de Gontaut-Biron, Princess R. de Broglie.

C—Mrs. Spender Clay, Countess de Chavannes, Baroness F. F. von Courig, Lady Cunard, Countess F. G. de Cisneros, Mrs. Harold Courtenay, Marquise de Choiseul, Countess Czaykowski, Lady Cook, Comtesse Boni de Castellane, Comtesse Guy de Rohan-Chabot, Princess Cantacuzene, Lady Gordon-Cumming, Countess F. de Castega, Comtesse Horace de Choiseul, Lady Cheylesmore (2), Princess di Camporeale, Comtesse de la Chesnaye, Lady Curzon, Signora Cocca, Mrs. Colin Campbell, Comtesse A. de Chambrun, Countess of Craven, Hon. Mrs. C. Spencer-Cowper, Lady Carter, Marquise de Carriere, Duchess di Camposelice, Countess Caserta, Countess de Chrapowitzky, Countess di Castelmenardo, Princess de Chimay, Princess de Chalais, Lady Carrington, Signora Ceccarini, Hon. Mrs. Coventry, Mrs. Charles Pelham-Clinton, Countess Catucci, Mrs. Douglas-Campbell, Princess C. di Colonna, Duchess de Choiseul-Praslin, Mrs. George Cornwallis-West, Comtesse de Conturbia, Marquise de Casa Argudin, Vicomtesse Pierre de Chezelles.

D—Baroness von Dobrowski-Donnersmark, Countess Divonne, Lady Deerhurst, Duchesse de Dino, Marchioness of Dufferin, Countess of Donoughmore, Vicomtesse de Dominguez, Duchesse Decazes, Comtesse de Dampierre.

E—Lady Grey-Egerton, Countess of Essex, Countess of Egmont, Baroness R. C. B. von Echt, Princess Engalitcheff, Baroness Etolin, Lady Ellenborough, Baroness von Ehren, Lady Willoughby d'Eresby, Baroness Eynard.

F—Lady Fitzmaurice, Countess Festetics, Mrs. Moreton Frewen, Comtesse de Faramond, Lady Falkland, Vicomtesse de Fontilliat, Baroness Friesen, Countess Fabbricotti, Lady Frankland, Signora Fedele, Signora Ferrando, Countess Dentice di Frasso.

G—Lady Graham, Mrs. William Grant, Comtesse Arthur de Gabriac, Signora Gagani, Countess Vittorio Guidi, Countess Gianotti, Countess von Goetzen, Lady Grantley, Comtesse de Ganay, Hon. Mrs. Frederick Guest, Countess Joseph Gizycki, Princess Ghika, Countess Giuseppe della Gherardesca, Baroness de Graffenried, Baroness Grabow, Baroness Gevers, Signora Grampini.

H—Mrs. Ogilvy Haig, Comtesse Hewenstarn, Mrs. Lewis Harcourt, Mrs. Beresford Hope, Countess von Moltke-Huitfeld, Princess F. von Hatzfeldt, Mme. de Hegerman, Lady Harcourt, Countess Paul von Hatzfeldt, Mrs. Spencer Holland, Lady Hornby, Lady Howard, Baroness Halkett, Lady Hesketh, Lady Francis Hope, Baroness Harden-Hickey, Baroness von Hoyingen-Heune, Lady M. Herbert, Lady A. Herbert.

I—Princess von Isembourg, Countess Imperatori, Lady Alastair Innes-Ker.

J—Marquise di Casa Jara, Lady Johnstone.

K—Comtesse de Kergolay, Countess Jean de Kergolay, Countess Otto von Krauenberg-Wittgenstein, Baroness von Ketteler, Countess von Koessel, Lady Kortright, Baroness Alvin de Koressy, Baroness Ludwig Knoop, Baroness Serge Korff.

L—Baroness von Lessell, Countess Hugo Lerchenfeld, Hon. Mrs. Charles Lawrence, Countess Franz Larisch von Moenich, Lady Lampson, Signora Rodolfo Lanciani, Princess de Lynar, Senora F. de Losada, Countess Raben Leventzow, Duchesse de La Rochefoucauld, Comtesse Olivier de La Rochefoucauld, Comtesse Odon de Lubersac, Mrs. John Leslie, Lady Leigh, Baroness Rudolph von Leibich, Countess Boris Loutzky, Countess Lindenkrone, Countess Judah Leschinsky, Comtesse Roger de La Vaulx, Duchess of Leeds (in 1827), Baroness Luttwitz, Baroness Louis La Granke, Lady Leith, Baroness Rudolph Lehmann, Countess Linden, Countess Sanza de Lobo, Countess Brockenhaus von Lowenheim, Lady Lee, Countess Charles Leuwenhaupt, Lady Lister-Kaye, Comtesse Bernard de la Fosse, Comtesse de Laugier-Villars, Baroness de Levay.

M—Countess von Moltke (2) Duchess of Marlborough (2), Countess Mankowsky, Duchess of Manchester (2), Baroness von Mark, Baroness Moncheur, Lady Martin, Marchesa di Viti di Marco, Princesse Murat, Lady Molesworth, Lady Musgrave, Princess of Monaco, Lady Malcolm of Potalloch, Mrs. Herbert Mildmay, Baroness H. von Maltzahn, Mme. de Meisner, Mrs. George Montagu, Lady Monson, Marquise de Mores, Comtesse de Montauban, Marquise de Merinville.

N—Baronne Andre de Neuflize, Lady Newborough, Lady Naylor-Leyland, Mrs. Northcote, Comtesse de Noue, Comtesse de Neffray.

O—Baroness S. A. von Oppenheim, Countess of Orford.

P—Countess Pappenheim, Mrs. Almeric Paget, Comtesse de Rodellec du Porzic, Comtesse Jean de Pierrefeu, Baroness von Palm, Lady Paget, Princesse de Polignac, Princess Poniatowski, Princesse Charles Poniatowski, Comtesse Bernard de Pourtales, Comtesse Jacques de Pourtales, Comtesse Otto de Pourtales, Countess Pompeo Pieri, Lady Playfair, Lady Plunkett, Countess Penaloza, Princess di Porgio-Suasa, Marquise de Pontoi-Poincarre.

R—Princess Enrico Ruspoli, Princess Paolo Ruspoli, Princess Rospigliosi, Princess Giambattista di Rospigliosi, Princess Ludovico di Rospigliosi, Baronne de Riviera, Comtesse Rene de Rougemont, Duchess of Roxburghe, Mrs. C. M. Ramsay, Baroness Herman von Rosendahl, Vicomtesse de Roger, Signora Francesco Ricci, Baroness von Reidenau, Baronness de Reuter, Baronness de Rothenberg, Countess of Rosslyn, Mrs. Bertrand Russell, Marquise de la Roziere, Baroness Constantine Ramsey, Mrs. J. B. Burke-Roche, Mme. Ribot, Lady Ross, Comtesse Rittberg, Princess Radziwill.

S—Baroness Bronsart von Schellendorf, Countess Ricardo Sartano, Mme. Shiffner, Baroness Max von Schnehen, Baroness de Stuers, Vicomtesse Henri de Sibour, Princess di San Faustino, Baroness Stafford (in 1824), Countess of Strafford, Baroness Franz Stillfried, Countess di San Martino, Marquise di San Manzano, Baroness von Schroeder, Baroness Ludwig von Stein, Marquise di San Marzano, Mrs. Algernon Sartoris, Mme. von Swinderen, Countess Gyula de Szilassy, Baroness Stumm, Baroness de Stoeckl, Princess von Salm Salm, Hon. Mrs. Edmund Sandys, Baroness von Schweinitz, Baroness Max von Schwartzenburg, Countess Franken Sierstorpf, Comtesse de Suzannet, Vicomtesse Alain de Suzannet, Countess of Suffolk, Baronne de Selliere, Baroness Speck von Sternburg, Mme. von Schutzbar, Comtesse de Seres, Marquise A. Dusmet de Smours, Comtesse de St. Ronan, Countess Sodozini, Mrs. Staurt-Wortley, Baronne Jacques de Saint-Marc, Countess Charles Sellern, Baroness von Schilling.

T—Countess von Trachenberg, Marchese di Teodoli, Countess Gioacchino Toreggi, Baroness Julius von Takacs, Duchesse della Torre, Comtesse de Trobriand, Countess de Torlonia, Princess Troubetzkoy, Countess of Tankerville, Baroness Hans von Trauttenberg, Marquise Teodori, Marquise de Talleyrand-Perigord, Vicomtesse de Tristan.

U—Baroness von Uchtritz.

V—Countess Vensorff, Comtesse de Villars-Villars, Baroness de Vriere, Baroness Versen, Lady Vernon, Hon. Mrs. Frederick Vernon, Duchesse de Valencay, Mrs. Ralph Vivian, Princess Vicovaro, Duchesse de Villars-Blanco.

W—Marchioness of Wellesley (in 1826), Lady Waterlow, Lady Willoughby, Baroness A. von Waldeck-Sofeld, Countess Leopold Wartensleben, Countess von Waldersee (Princess Noer), Lady Wolseley, Mme. de Wollant, Mrs. Oliver Wallop, Mme. de Westenberg, Mme. Waddington.

X—Baroness Vladimir Xernovitch.

Y—Marquise d'Yrujo, Vicomtesse de Youghe, Countess of Yarmouth.

Z—Countess Bela Zichy, Baroness Zedlitz, Baroness von Zglinitzki, Baroness Zeiditz, Baroness Zedwitz.

—New York World.

Dry Rot in Men.

The first strong external revelation of the dry rot in men is a tendency to lurk and lounge; to be at street corners without intelligible reason; to be going anywhere when met; to be about many places rather than at any; to do nothing tangible, but to have an intention of performing a variety of intangible duties tomorrow or the day after. When the manifestation of the disease is observed, the observer will usually connect it with a vague impression once formed or received that the patient was living a little too hard. He will scarcely have had leisure to turn it over in his mind and form the terrible suspicion "dry rot" when he will notice a change for the worse in the patient's appearance—a certain slovenliness and deterioration which is not poverty nor dirt nor intoxication nor ill-health, but simply "dry rot."—Roanoke Times.

TWENTY-TWO GIRLS WHO HAVE CARRIED AWAY $160,000,000

HEIRESS.	CARRIED AWAY.	MARRIED.
May Goelet	$40,000,000	Duke of Roxburghe
Pauline Astor	20,000,000	Capt. Spender Clay
Anna Gould	17,000,000	Count Boni de Castellane
Mrs. Marshall O. Roberts	12,000,000	Col. Ralph Vivian
Sarah Phelps Stokes	10,000,000	Baron Halkett
Consuelo Vanderbilt	10,000,000	Duke of Marlborough
Mary Leiter	5,000,000	Lord Curzon of Kedleston
Nancy Leiter	5,000,000	Capt. Colin Campbell
Margaret Leiter	5,000,000	Earl of Suffolk
Belle Wilson	5,000,000	Hon. Michael Herbert
Caroline Astor	5,000,000	G. Ogilvy Haig
Marie Satterfield	4,000,000	Count F. Larisch von Moenich
Lily Hamersley	3,000,000	Duke of Marlborough Lord William Beresford
Gertrude C. Parker	3,000,000	Sir Gilbert Carter
Julia Bryant (Mackay)	2,000,000	Prince C. di Colonna
Miss Garner	2,000,000	Marquis de Breteuil
Florence Garner	2,000,000	Sir William Gordon Cumming
Claire Huntington	2,000,000	Prince F. von Hatzfeldt
Mrs. Livingston	2,000,000	Duc de Dino
Minnie Stevens	2,000,000	Gen. Sir Arthur Paget
Beatrice Winans	2,000,000	Prince de Chalais
Helen Zimmerman	2,000,000	Duke of Manchester

Real Estate Exchange

Of WHITEHEAD & MITCHELL

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 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.

55

Village lots on Woodward avenue, bounded north by land of Mollie G. Smith, east by D. G. H. & M. R'y, south by Bower street, west by Woodward avenue, 108 feet front on Woodward avenue, 178 feet deep on north side and 148 feet on south side; all in the Village of Birmingham, Mich. One of the finest building sites in the village.

66

Good, comfortable, cozy, old-fashioned house with 90 feet front on Martin Street. Fine location, plenty of room, and the price is only $1,200.

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

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.

105

Eighty-acre farm in White Lake township, w ½ of s e ¼ of section 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 good 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.

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; buildings worth $3,000, and this exceptionally fine place can be bought for $5,[illegible] 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. For instance, 65 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!

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.

126

Vacant lots 16, 17, 18 of Wilson's Sub-division Royal Oak village, [illegible] each. Terms easy with small payment down

127

House and lot on [illegible] street, in Birmingham, Mich. [illegible] rooms and closets [illegible]

146

Farm, 57¼ acres; good buildings; 3 acres timber, 2 acres orchard; one mile east of the Electric Railway, in Royal Oak township; in W. ½ of S. W. ¼ Sec. 22; loam and clay soil. If you come with the good hard cash in your hand, you can buy it for $3,800.

147

Nice little home for someone of small means 1¼ acres in n w ¼ of n e ¼ of sec 34, township of Troy; house 7 rooms, barn in good shape; well both barn and house never dry; ½ mile east of Rochester Electric; fare to Detroit 15c; R. F. D. All cash and no grumbling will buy it at $750. Hurry up!

157

The celebrated Cooper stock farm, situated one-half mile north of Birmingham on the D. U. R. electric line, and right among the summer homes of some of the most prominent of Detroit's weathy citizens. Three hundred and forty-five acres of excellent farming land, with 12 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 pear trees and five hundred plum 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 280 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 $25 to $50 a month is even now realized from the sale of this water, which is acknowledged by the first medical specialists of the present day to be the best known modern remedy for Diabetes and the vrrious 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 modern hot air furnace and all the other conveniences which are almost consdered necessities now-a-days. A good brick tenant house in fact twelve good buildings in all.

No. 162

Seventy-acre farm in Waterford township. Price $2,700; $1,400 cash, balance on easy terms and long time; buildings alone worth $2,500; cranberry marsh produces 75 to 100 bushels per year without cultivation; Clarkston 3½ miles. Waterford four miles.

No. 167

Wants to trade for 50 or 60 acres on or near electric. Ninety-four acres on east ½ of southwest ¼ Sec. 11, Troy township; three buildings valued at $2,000 (insured for $1,700); flowing well piped to barn; farm well adapted for stock or dairy; 1½ miles from electric at Troy Corners, where there are good schools and churches. Fare 17c to Detroit; $60 per acre.

No. 171

Finest building site between Birmingham and Pontiac, on electric railway, just north of Birmingham, among the country homes of such men as Booth, Barbour, Endicott, Brady, Shaw, Conklin, and others; 43 acres, nearly half of which is timber, and pretty little branch of River Rouge (never dry) runs through the place with giant elms and oaks overhanging. No buildings, good drainage, fine orchard of 2 acres. Price is high, but if you have the cream you must expect to pay for it.

176

Farm of 225 acres on the town line between Troy and Bloomfield. Seven buildings valued at $4,000, 18 acres oak and hickory timber, 5 acres best bearing apple and peach orchard; pretty little branch of the River Rouge runs through east end; 4 good wells, 3 miles new wire fence; adjoins the celebrated Joy Stock Farm; well drained; 1½ miles from the Detroit & Pontiac electric. Nice little drive for a pleasant afternoon; come on and we'll show you the prettiest place in Oakland county.

178

Seven-room cottage on west side of Bates street, 42 feet front, 120 feet deep. You couldn't build the house for $1,200, and that's all we ask for it. City water, wood shed, cellar, all ordinary conveniences. One of the best bargains we have. Show it to you any time.

180

Farm in Avon township; 55 acres of good clay loam, all cleared; small orchard, no buildings; small amount down. For sale or exchange for small farm.

181

Farm for sale in Town of Southfield; 80 acres all cleared; four acres good orchard; gravel and clay loam; three buildings worth $3,000, insured Will sell for $3,200, enough cash down to secure

185

Corner lot, 100 feet front on Maple avenue 19 feet deep; one good building, insured; plenty of small fruit. A bargain for $1,000, one-half cash down.

187

House and lot, in Campbell Subdivision, Birmingham; buildings insured. Come in and ask the price, and let us surprise you.

188

One of the best-arranged and finest-equipped residences in the village, and in absolutely the best location—East Maple Avenue, two blocks from electric road; bath, toilet, hot and cold water, city gas, 10 rooms, 2 stories, rebuilt last year, better than new; 3 buildings, fine orchard; 112 feet on Maple, 220 feet deep; plenty of room for chickens and garden; good barn, fine workshop—— Say! What else do you want, anyhow? Will sell house and 82 feet front by 150 feet deep for $2,800. One of our best bargains.

191

Vacant lots Nos. 54 and 55, Block B, Wilson's sub-division, Royal Oak Village; most desirable part of this growing village. Price $300 cash—no trade.

193

Thirty-five-acre fruit farm, 1¼ miles north of Birmingham, on the town line; 6 buildings, insured for $1,300. All kinds of soil—clay, gravel, sand and dark loam. Last year this farm produced 123 bushels raspberries, 20 bushels blackberries, 111 bushels strawberries, 10 tons hay, etc. A gravel ridge 60 rods in length, with an almost inexhaustible supply of gravel, is worth almost the price of the farm alone. No waste land and under a high state of cultivation. Worth looking at anyhow. Price $5,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Joy Stock Farm; 5 buildings, good house, basement barn, plenty of small fruit, orchard of excellent fruit; 2½ miles from Flint Division D. U. R.; 2 wells and fine spring. Price $4,000.

195

Fifteen acres in Township of Royal Oak; no buildings; small grove of maples is a pretty feature; new land, well drained, clay bottom, black top soil; corner of the 9½-mile road and Campbell road, ¼ mile east of electric road; adjoins J. L. Hudson and Duffield tracts, which are held at $500.00 per acre; 1½ miles north of State Fair grounds. Price $300 per acre; will exchange for Detroit property.

196

Six acres, part of s w ¼ of n e ¼ of section 14, Troy township; new barn, fair house, soil clay loam, fine flowing well; 2 miles east of Flint electric road, 2½ miles from Big Beaver; good farm for somebody. Price $625.

198

Ten acres 1 mile east of Royal Oak village; excellent land, 40 fine apple trees, no buildings. Price $1,200. The place is well fenced, and the price will enable you to build the kind of house you may require.

199

One hundred and six acres, ¾ mile east of Northwood station on the Woodward Avenue electric and ½ mile west of the Flint line D. U. R. Good buildings, new wind mills, two good houses, farm well fenced and tiled. Excellent buildings, insured for $5,500; 1½ miles from Royal Oak village; 5 acres excellent orchard; 6 acres oak and white ash timber; everything in splendid condition. Will exchange for improved Deeroit city property. Price $125 per acre.

200

One hundred and twenty-six acres near Birmingham; good buildings, well fenced, fine orchard, flowing well; pretty little River Rouge runs through the farm; ½ mile from Birmingham. Worth looking at. Take you to see it any day. Oh, yes; the price is $10,000, and the terms easy. Farms not as good as this have sold within the past year, in the immediate vicinity, for $150.00 per acre. Let us take you to see it. It will please you, and if you don't buy we won't grumble

201

Fine 2-story residence on Maple Avenue, corner of High Street; 50 feet front, 125 feet deep; hot water heater, hot and cold bath, toilet, city gas, city water; every convenience found in the best class of city residences. Cement walk (cost $200), and best neighborhood in town. House would cost at least $3,000 to build today; ask any one to build it for less and see what they say. You can buy this beautiful home for $2,800, and have your own way about payments. Ask the man at the bank.

203

Forty acres on the line of the Flint electric, at Harris Corners, in Troy Township. Excellent soil, clay loam, no waste; one of the pleasantest locations for building a nice country residence. The place is held for more money, but make us an offer of $2,600 cash, and we will see what we can do for you.

208

Five acres and 4 good buildings, making a nice little home near the little Village of Southfield. Stores, school, church, etc., within 200 rods. The buildings cost more to build than the price asked for the place, and are well worth looking at. The price is $1,000, and $250 cash will take care of it, and the balance you can pay at your leisure.

209

Fine home with good barn on Townsend Street. Good 2-story house, plenty of fruit, beautiful maple trees on south side make it a shady, restful residence. Would cost $2,500 to build the house alone, and $2,200 will buy it if you take it right off the bat. Owner is leaving town, and that's the reason.

211

Just an acre of land. (Ever read that book that was so popular some years ago, entitled "One Acre Enough?" No? Well, you ought to. It's worth while.) There's a house on this acre. Good little house with 4 rooms, in Southfield village. Possession given any time before April 1, and $225 gets it if you come quick.

212

The premises formerly owned and occupied by the late G. C. Gibbs in the Township of Troy. House and some small buildings on the south side of the road with 20 acres of land can be bought separate if desired. Seventy acres on the north side of the road, with barns and all other necessary buildings. Location exceptionally fine; ½ mile from electric line—Flint Division D. U. R. After you take out the cost of the house and buildings, the price we ask would bring the land down to about $45 per acre. Take you to see it any time.

213

Fine little farm of about 75 acres in Royal Oak, on the line of the Rochester Electric, 2 miles north of Royal Oak; fare to Detroit 15c; good cellar; well 120 feet deep; good pure water; 1-acre bearing apple orchard; 3 buildings, insured for $1,275, and $4,000 will buy it, subject to a small mortgage, which can run at the pleasure. Will exchange for improved Detroit city property.

215

Decidedly the prettiest lake farm in this county of lakes. Situated on Wing Lake, noted for its excellent fishing, 4 miles west of Birmingham; 12-room house with furnace; fine lawn; excellent barns; fences in good shape; 2 acres of young peaches, 4 acres bearing peaches, and 4 acres apple orchard, which bore 700 bushels of marketable apples the past year. One mile north of Franklin. Daily mail and telephone service. Abundance of excellent water pumped by windmill and piped to house and other buildings. Eighty acres and the price is $7,000; if you will let us take you to see it and you say it isn't worth the money, we'll take you for a ride on the lake, catch you a nice string of bass, and then you'll give us twice the money. And it's worth it, too. Try it.

216

A new, modern dwelling, constructed by a well-known builder for his own use, from best concrete blocks, hollow walls, 2 stories high, in one of the best localities in our village; lot 60x100 feet; 18 large apple trees; bath, water-closet, hot and cold water, cess-pool, hot-air furnace, 9 rooms beautifully finished in hard wood, large attic. Best of reasons for selling. Price $3,800. Let us show it to you any day—any time.

217

Farm of 80 acres on Section 1, Troy; 5 buildings, 4 acres beech and maple timber, 76 acres cleared, 4 acres orchard; 2½ miles from Rochester line D. U. R. Can be bought for $2,900, and that's only a trifle over $36 per acre. $1,000 cash will buy it, with the balance on long time at low rate of interest. Seems as if that ought to interest almost anybody

219

Tidy little place for some one with moderate means. Corner Chestnut and Palm, Campbell Addition. Lot worth at least $500, and the house is insured for $1,200; that's $1,700, and prices are advancing all along the lines in that location. If you come right away we will consider an offer of $1,500, and if that is too high after we have shown you over the premises, we will introduce you to the owner, and you can make your own terms. That's fair.

220

An acre and a quarter right on the west side of Woodward Avenue, just north of the power house on the electric line. Without exception the finest little home in the village. Room for chickens and a cow if you want it. Nice little 2-story cottage with 1-story wing, making 8 rooms in all. Good barn, best well in town, plenty fruit of all kinds. Buildings are insured for $1,100, and the place can be bought for $2,800. Confidentially, this is one of the best bargains on our list. Let's look it over and talk it over together. Any time.

221

Fine house and two and one-half lots on Davis Street, Brownell's Sub-Division. Hot and cold water, furnace, water-closet—everything! Also vacant lot on corner of Davis and Maple Avenue, just east of the Presbyterian Church. Will sell the whole business, or the different parcels separately. Prices very reasonable. Ask the man at the bank.

222

Two-story tenement or terrace, on the east side of Woodward Avenue. Two distinct 2-story houses of 8 rooms each. Furnace, water-closet, bath, hot and cold water, city water and gas; each independent of other apartment. Rents for $11 per month each. Forty dollars per year will pay all taxes and insurance. Good barn on the premises, and the lot is 70 feet front on the best frontage on Woodward, and 185 feet deep; room for a nice garden; can live in one apartment and have a steady income from the other. This is something to ponder over. Come and let us help you ponder. Always at your service. If you can't call, write.

223

For sale or exchange—Brooks Farm, 1¼ miles west of Birmingham; 90 acres; the best stock and grain farm in Oakland county; no waste land; 10-room house; horse barn, and box stalls for 12 head; grain and cattle barn, stable 25 head cattle; hog pens for 100 head; corn crib and chicken houses; 9 miles of tile—every 4 rods; 4 good flowing wells; orchard and young fruits. Apply at farm, or Exchange Bank, Birmingham.

225

Forty-acre farm on Section 7, Troy; 5 acres timber, 6 acres orchard, 6 buildings (which are worth $3,000); 9-room house, good cellar, well and windmill; water piped to house and barn; 1 mile new wire fence with cedar posts; 2 acres strawberries, which will realize $400 per acre; 400 peaches, 100 plums, 100 pears and—$3,000 will buy this good little farm, free and clear, 2½ miles from Rochester line, and 3 miles east of Kimball's Corners, on the Pontiac line.

227

Five acres just outside of the corporation limits of Birmingham, about 10 rods frontage on Woodward Avenue, on the Pontiac electric line; car stops in front; about 80 rods deep, with nice little creek (branch of the River Rouge) crossing the back end of the premises. Finest location in the county for a nice little chicken farm. No buildings, but can be bought cheap enough so that you can build to suit yourself and have one of the finest homes among the many in the Bloomfield Hills district. Postal card request will bring prices and full particulars. Rather show it to you, though.

228

Fine stock farm in the Township of Troy; 230 acres, no waste land, flowing well piped to the buildings; good house and six other buildings, on gravelly ridge; farm well fenced and properly drained. One mile from the Rochester line of the D. U. R. 15 acres good beech and maple timber, plenty of best fruit; buildings are insured for $3,300. Terms easy and price $85 per acre. Seems as if that would interest any one who had an idea of buying such a farm as this. Take you out to see it any day.

229

A pleasant and sightly farm of 71 acres in West Bloomfield, ½ mile from the Northwestern electric; 3 acres orchard, 4 acres good timber, 5 buildings worth $3,000, and the price is $5,000—and it is well worth it. Soil sandy loam and clay loam, under high state of cultivation. Better investigate.

230

Seventy-one-acre farm in Township of Troy; good buildings, well fenced and drained, well watered; branch of River Rouge runs through the farm—never dry; ½ mile from good school; 8-room 2-story house, basement barn 32x60, other barn 30x36, two good wells, and $5,000 will buy it. Just enough to amply secure will take it. One of the most desirable farms in the Township of Troy, and that's one of the best towns for fine farms in the world. No? Well, we'll prove it to you if you'll let us.

231

Two-story, 7-room house in good repair; well, cistern, cellar, fruit, etc. House would cost more than $1,000 to build—and that's all we ask for it. Opposite school house, between Merritt and Martha, on Chester Street. Terms easy.

232

Farm of 27½ acres, just outside the Village of Birmingham, on the D. & P. electric line; 15c fare to Detroit, half-hour service; land all cleared; two acres; four buildings, all in good condition. Best open location between Detroit and Pontiac.

233

Farm of 107 acres, one hour's ride from City Hall on Jefferson Avenue; 1,000 feet on Lake St. Clair; 7 acres of apple orchard; splendid buildings. The price is very low.

234

Farm of 77 acres, 60 rods from D. & P. electric line. All cleared, good buildings; 10c fare to Detroit. This farm can be purchased very cheap.

235

Farm of 90 acres—will exchange for Detroit property; 10 acres of mixed orchard; buildings are fine as any in the county, in excellent condition, 2 miles from interurban; on account of improvements and location this farm is a bargain at the price asked. Write us, or, better yet—call.

236

Forty-six acres, all improved, no buildings, good land, well fenced, flowing stream through the place. Worth the money, for a little over $50 per acre will buy it.

237

Four vacant lots in the Randall Addition. Excellent building places in a rapidly improving part of the village. If you want to buy one of these lots for $100 cash you can do so, and then if you want to build a house on it and are lacking in funds, come and see us about it and we will make arrangements at low rates and easy terms.

238

Vacant lot on Woodward Avenue, on street car line, 50 feet front and 132 deep. One of the best building places on the most popular street in the village, and—$200 will buy it for cash. Want to build on it and don't happen to have the cash? Come and see us about it, and we can arrange matters. Come and see us anyhow.

239

Vacant lot in Castle's Plat; price $300, and will exchange for Detroit vacant.

240

Small house with lot 50x150, $1,000 cash. Larger house with lot 60x160 and all ordinary conveniences for $2,200, or will sell the whole outfit, both houses and about 2¾ acres of land, on south side of Maple Avenue, for $3,500.

241

Fine new house with all modern conveniences, within 300 feet of the west side of Woodward Avenue; 8 rooms, hard-wood finish; lot 56x100; plenty of fruit. You could not build the house for $3,000, and that's all we ask for the premises. Well worth looking at.

243

Farm of 160 acres, Saginaw county, 2 miles from Fergus Station, on the M. C. R'y. Clay loam, good buildings valued at $5,000, and $8,000 will buy the farm if you come right away—now. The place is within 2 miles of active coal mines, and there is a rich coal deposit under the entire farm; 6 miles to Chesaning; 16 miles to Owosso; 4½ miles St. Charles and 22 miles to Saginaw. Well drained, good fences, and altogether worth the money.

244

If you could buy an acre and a quarter of land with a brick house equipped with hot and cold water, bath, water closet, furnace, and every possible convenience, and barn, chicken house, plenty of fruit and cement walks—and the house alone cost $6,000—for $3,000 on easy terms, you'd call it a snap, wouldn't you? Well, we can do it. Come on and we'll show you.

245

Lot 7, Block 1, of Campbell's Subdivition, Village of Birmingham, Mich., on the corner of High Street and Forest Avenue. Without doubt the most desirable lot for building purposes on this very popular subdivision. Price $225; but there are other things that we would like to whisper to you. Come and let us take you to see the property.

246

One hundred and twenty-seven acres in the Township of Avon. Six buildings worth $5,000, 7 acres of timber, 5 acres of orchard; well watered (Clinton river runs through the farm); no marsh; land is 120 feet above the river; fine cedars, 4 wells, 2 good houses, 2 barns in good repair, well fenced, and only a mile from the thriving Village of Rochester. Will trade for a smaller farm or will consider an offer of $8,500, with one-third cash. Take you to see it any old time at all.

COULD NOT ESCAPE THE DUTY.

American Traveler Unable to Circumvent German Officials.

Germany is jealous of the foreign candymaker and exacts a rigorous toll upon anything in the shape of confectionery that comes across its borders. Ignorant of this, one of Uncle Sam's sons in the course of the summer just past disembarked from a liner at a German port carrying in his hand a five-pound box of candy bearing a New York trademark. At sight of the box the Teutonic customs official exhibited marked activity and prepared to seize upon it, declaring that it must be weighed and examined for the purpose of computing a duty payment.

"Not for mine," said the American. "I won't give up a sou. I'd rather eat the stuff here and now." He opened the box and commenced to dispose of its contents without delay. Everybody in sight was offered a handful. Nobody declined except the customs officer, who said blandly that he had not a sweet tooth. The traveler himself ate many pieces. It was not long before the last bit had been eaten.

As soon as the box was empty the official seized the traveler by the arm. "The gentleman," he announced, "will accompany me to the bureau, where we'll make out his bill for duty. Come, it is at the other end of the dock."

"Never," said the American. "You have no right to charge me duty. I didn't bring it in. I'll see my consul right away and he'll send a big fleet and bombard this blooming town."

"Softly," said the officer. "You'll pay duty all right. There are 15 witnesses to prove that that candy of yours was consumed on German soil."

The duty was paid and the consul has not as yet been consulted.

Single Blessing.

Pearl—"They say blessings never come singly." Ruby—"Yes, but blessings come single sometimes." Pearl—"Single? What do you mean?" Ruby—"Why, Belle captured an old bachelor worth a cool million. He was a single blessing, wasn't he?"

WANDERINGS OF POSTAL CARD.

Had Gone Through Four Countries Before Delivery.

"Here is a postal card with a story," said a young New Yorker to a bunch of chums in one of the cobweb eating houses over in old Greenwich. "About the middle of last summer I said good-by to the chap whose chirography is on this card.

"The imprint on one end of this card shows that it was made in Germany. To this information you will see is added the words, in print, 'Sold in Honolulu.' On the other side of the card is a colored picture of the Bay of Honolulu.

"Here in the proper place is a United States postage stamp. The postmark is Yokohama. And here, just over the superscription, is the stamp of the steamer which brought it across the Pacific.

"The name of the steamer shows that she carries the French flag. There it is. If you know anything about French you know what I say is so.

"From Berlin across the Atlantic, maybe it was by way of Suez, but if the first is true, then across the continent to Honolulu; then to Japan, back again across the Pacific, and then again across the continent from Frisco to New York. From Japan to the metropolis for two cents, United States postage.

"And it's as fresh as a daisy. That isn't all. You all know Slimithy Jim, as we called the infinitesimal runt that caused more trouble at Cornell than a grasshopper under a lawn shirt waist.

"Well, I met the runt recently and when he got his second wind he said he had met the man whose name is written here, in Yokohama, and that he told him he had just mailed this card to me. It came over with the runt on the French steamer. The mail puts the runt out of the Ananias class where I had pegged him. Garcon! Get busy."

A Drawback.

The principal trouble about letting well enough alone is that if you do it won't stay that way.

And No Ball Games.

Russia celebrates 86 general holidays each year.

Land of Twins and Triplets.

Scotland is said to be the land of twins and triplets. In 12 months no fewer than 1,625 mothers gave birth to twins, and 25 to triplets. Scotland is among the few countries in Europe where the proportion of male babies is greater than that of females.

Nail Terms.

A "ten-penny" nail means that 1,000 nails weigh ten pounds. The word "penny" in this sense is a corruption of pound.

A New Novelty.

A relish dish that has four compartments of glass and rests on a pretty silver stand is quite a novelty.

Modern Version.

"Get thee behind me, satin," said Jessie, as she kicked the train of her dress out of the way.—Cornell Widow