HUNDREDS OF THOUSANDS OF DIVORCES IN THE UNITED STATES

WHY?

WITHIN the last 20 years there have been 1,300,000 divorces in the United States. These figures are supplied by the census bureau at Washington, which is still at work preparing the complete and official report.

This is an increase of 1,000,000 in the last 20 years over the 20 preceding years, and the appalling part of it is that two-thirds, or nearly 900,000, of these divorces have been granted, says the New York Sunday Herald.

When the census bureau began its investigation it had to leave out nearly 500,000 cases which were pending, and of the 2,900 investigators, clerks, etc., employed in the bureau in the preparation of this report 140 are still at work getting it in its final and complete shape.

France has only 79 divorce courts, Germany only 28, England only one, and the United States has 2,921 courts empowered to grant divorces. These facts alone are sufficient to give the thinker pause and ask "What is the remedy?"

"New Woman" Blamed.

Writers who defend the conventional and "domestic" type of woman put all the blame on the "new woman." They say she has left her legitimate sphere—the home—that she no longer loves or inspires love, and that, in defiance of all history and her own apparent destiny, refuses to consider marriage and motherhood the object of her existence.

They urge she has abandoned the hearthstone to become a writer, an artist, a playwright, an actress, a teacher, or whatnot, and during the period in which she has gained her "rights" (the last 20 years) the marriage institution has been assailed on all sides.

Is it the "new woman's" fault? The "new woman" differs from her sister in this respect at least—she has no flattery for "the tyrant man." She turns right around and places all the blame for the marital unrest on his shoulders.

"Man does not understand our complex nature," she says, "and while he considers marriage as only one stage of his own mental and spiritual development, he insists that we shall consider it the only excuse for our existence.

Calls Contentions Unfair.

"This is unfair," she continues. "We are not to be classed with our 'domestic' sisters. We pity them but we are not of them. We have aims, aspirations and ambitions the same as men, and to attempt to force us into domesticity is to suffocate us. We object to being called unduliful helpmeets because we are not 'submissive' to our husbands' misconception and misunderstanding of us."

"But," the defenders of the conventional type of woman reply, "you cannot accomplish anything great in literature, science or religion, and you never have produced works of great and universal genius. The most you can do is to make your own bread and butter. Your trivial creations in art and literature can be spared, and it is your intellectual discontent and unrest that is spreading the divorce germ, which threatens soon to develop into a divorce epidemic. Take the place assigned to you by nature, be man's helpmeet and all will be well."

Has higher education made woman dissatisfied with the domestic sphere?

Or is it that the high tension of modern everyday business life has prevented the husband from giving his wife the romantic attentions and caresses demanded by her nature?

Modern Man Too Busy.

It is not uncommon for the wives of business men to spend summer in Europe and winter in the south, and many times they find in these places the romantic companionship and attention their own husbands had not time to give them at home.

Like "birds in a gilded cage" they were treated, their husbands sending them packages of lace and bundles of silks, and bringing them home handfuls of jewels, but if they ever suspected their wives' need of romance and tenderness they were unable to supply it, because of the demands on their time by their many business interests.

Or is it that the modern inventions for pickling, preserving, dyeing and cleaning have left the twentieth century woman with "vast leisure" on her hands, and has her lack of domestic occupations and cares made her disatisfied and hypercritical of her busy and worried husband?

And does she brood over his "coldness" all day because in his haste to keep some business engagement he hurries forth without the morning kiss?

Other Reasons Given.

Or is it that young couples look at marriage too childishly and do not see the economic, sociological and political sides of the family? Do they not realize its integral relation to the state?

Do they consider it as a personal thing, and does their dull sense of the sociological aspect of marriage dull them to the sociological aspect of divorce?

Or are marriages too lightly entered into? Rev. Dr. Houghton, pastor of The Little Church Around the Corner," now has the banns called, which means that three weeks' public notice is given of all intended marriages in the church.

Do husbands and wives expect to find in marriage only a continuation of the romantic bliss of courtship? And when they find each day there is less ecstasy and more imperfections discoverable in each other do they rush immediately and without second thought to the divorce courts?

The reason, "I just got tired of Alfred," or "Margaret became such a bore," has been given by more than one person who has applied for divorce. Looking in marriage for individual happiness only, how could they remember their duty to the state?

Sociologists, writers, doctors and legislats on all hands are asking, "What is to be done? Should there be a uniform divorce law that all the different states will ratify? Should the magistrate, the priest and the preacher, when marrying couples, impress upon them the sociological aspect of their union, as well as the spiritual and romantic?

Hasty Marriages

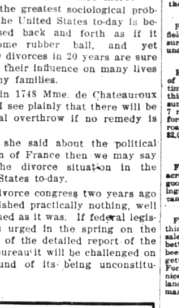
BY PHOEBE A. HANAFORD

I AM a minister of the gospel. I believe in the Bible. It is regrettable that there are so many different state laws governing divorce, and I feel sorry for the children of all these divorced people, says Rev. Phoebe A. Hanaford.

No, it is not the fault of the "new woman." There is no "new woman." A woman is a woman. There are good women and bad women, but no "new women."

There are too many hasty marriages. This should be looked after.

Divorce a Reproach



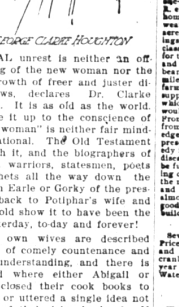
DR. ROBERT STUART MACARTHUR

THE prevalence of divorces in the United States is a reproach alike to the country and to the church, is the declaration of Dr. Robert Stuart MacArthur. The American republic has a most unenviable prominence in this regard. The detailed accounts of suits for divorce, as these suits are pressed in the various courts, are disgusting in the extreme. They bring reproach alike upon American men and women in all parts of our country. These facts are admitted and at the same time are sadly regretted by our best citizens and our most devoted churchmen and churchwomen.

The causes for divorce are numerous. They are not limited in responsibility, either to men or to women. It is not a sufficient statement to say that the broader education of women and their emancipation from the greater subjection of former years is the chief cause, as Mrs. Anna Rogers says. The men and women who rush into the divorce courts elicit our contempt for their vulgarity and coarseness, not to use even stronger terms. It is difficult so to control one's moral indignation because of the vulgarity of these divorce cases as to speak of them with the restraint becoming a newspaper article. How men and women can stoop to charge abominable crimes against each other in order to secure divorces makes one ashamed of his race. Idleness, lack of spiritual occupation and suggestion, and vulgar conformity to low ideals in life—these are causes largely responsible for the prevalence of divorce. Hasty marriage is also somewhat responsible. Many men and women rush into marriage with less serious thoughtfulness than they would show regarding any ordinary business transaction. The clergy also are somewhat responsible by the haste with which they officiate at marriages without knowing the facts in the case of those who desire to enter into this relationship.

Marriage must be made more honorable, its obligations must be lifted to a higher level. In a single word the correction of the evils of divorce, in its false ideals of marriage, must be in its finality, depend upon higher spiritual ideals, nobler characters and more religious conceptions of all the duties and obligations of life in its manifold relations. Uniform divorce laws in the states would partially remove the evils of divorce. There is no one specific cause—there is no one specific cure. When men and women realize their dignity and glory as the children of God and heirs of eternity, they will so order their lives that ill-advised marriages will be rare, and they will then be constant themselves in their married relations that divorces will be practically unknown.

Marital Unrest



BY GEORGE CLARKE HOUGHTON

MARITAL unrest is neither an offspring of the new woman nor the evil outgrowth of freer and juster divorce laws, declares Dr. Clarke Houghton. It is as old as the world. To charge it up to the conscience of the "new woman" is neither fair minded nor rational. The Old Testament reeks with it, and the biographers of our great warriors, statesmen, poets and prophets all the way down the ages, from Earle or Gorky of the present day back to Potiphar's wife and David of old show it to have been the same yesterday, to-day and forever.

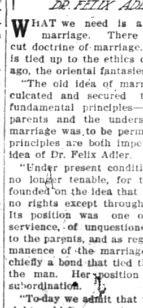
David's own wives are described as women of comely countenance and of good understanding, and there is no record where either Abigail or Ahinoam closed their cook books to study law or uttered a single idea not the echo of their joint husband. If they had, who knows? They might have saved him from the sin of sending the poor Hittite to the aforefront of the hottest battle that he might take his beautiful wife Bathsheba. Who knows, had they seasoned the ingredients of the marriage way with occasional dash of original thought?

The sacred Milton, the divine Shelley, Cicero, Dante and the immortal Shakespeare are all melancholy examples of marital unrest, though none of them was divorced.

If divorce is growing greater it is not because marital unrest is growing worse, but because offenses in marriage and hypocrisy are growing less.

To make the happiness of the individuals only an incident in marriage is only to defend Dr. Adler's dream of a higher and finer race. Insure the happiness of husband and wife and it will follow as the day the night that we will have a finer generation of offspring and a purer society of men and women.

For Separation



DR. FELIX ADLER

WHAT we need is a doctrine of marriage. There is no clear cut doctrine of marriage. The church is tied up to the ethics of 2,000 years ago, the oriental fantasies of Paul.

"The old idea of marriage was inculcated and secured through two fundamental principles—reverence for parents and the understanding that marriage was to be permanent. These principles are both imperiled," is the idea of Dr. Felix Adler.

"Under present conditions they are no longer tenable, for the first was founded on the idea that the child had no rights except through its parents. Its position was one of the sub servience, of unquestioned obedience to the parents, and as regards the permanence of the marriage tie, it was chiefly a bond that tied the woman to the man. Her position was one of subordination.

"To-day we admit that the child has rights which we are bound to respect and that the woman is the equal of the man.

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 80 feet front and 20 rods deep on Maple Ave. east, (half an acre). Fine barn and every modern convenience. Furnace heat, sewer, 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. Ry., south by Brower street, west by Woodward avenue, 108 feet front on Woodward avenue, 198 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, story, old-fashioned house with 80 feet front on Martin Street. Fine location, plenty of room, and the price is only $1,200.

77

One rod on Saginaw street, just south of land owned by John Cerman, 50 feet frontage, a bargain. If you wishing to purchase will find this a bargain, for particulars inquire of Mollie G. Smith or at the Exchange Bank.

101

Farm of 21 acres in sections 22 and 15, Southfield; 2 acres fine apple orchard; 6 acres cleared; insured for $2,100; all plow land, well drained and under a high state of cultivation. Price $3,000.

103

Eighty-acre farm in White Lake township, w ¼ of s e ¼ of section 22; 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 acres cleared and the balance is good maple timber. Two acres of orchard; buildings worth $2,000, and the exceptionally fine place can be bought for $8,000. 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 32x48 and 2-story house with 11 rooms. An acre of good orchard and 4 acres of timber; a little over a mile from the Rochester Electric Railway. Less than $50 per acre will buy it, and the terms are so easy that any man who means business can pay for it.

126

Vacant lots 16, 17, 18 of Willison's Sub-division, Royal Oak village. $300 in cash. Price, $400 each. Terms easy. $10 small payment down.

146

Farm, 27¼ acres; good buildings; 3 acres timber, 3 acres orchard; one mile east of the Electric Railway, in Royal Oak township; lot 2, 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 $2,800.

147

Nice little home for someone of small means. 1¼ acres in n w ¼ of s e ¼ of sec. 15, township of Troy, house 7 rooms, barn in good shape, well & well barn and house, never over 20 rods east of Rochester Electric fare to Detroit (sec. R. P. D.) All cash and no grumbling will buy it at $750. Hurry up!

167

The celebrated Cooper stock farm, situated half a 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 wealthy citizens. Three hundred and forty-five acres of excellent farming land, with its buildings, well adapted to the requirements of a first-class stock farm. Forty acres of timber, and one acre of fruit; there are forty year trees and five hundred plum trees, and six acres of bearing peach orchards. One of the finest half mile race tracks in the state is situated on the farm. There is an artesian well who 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 use of this water, which is actually lodged by the first medical specialists of the present day for the best known 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 considered necessities now-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. Twenty acres cleared, 2 miles to cranberry marsh produces 75 to 100 bushels per year without cultivation; Clarkston 1½ miles, Waterford four miles.

No. 167

Wants to trade for 80 or 50 acres on or near electric. Ninety-four acres on east ½ of south west 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 15c to Detroit; $60 per acre.

No. 171

Finest building site near Birmingham and Pontiac, on electric railway, just north of Birmingham, among the summer homes of such men as Booth, Barbour, Endicott, Brady, Hall, Conklin, and others; 4½ acres, nearly half of which is timber, and pretty little branch of the River Rouge (never dry) runs through the place with giant vines and rocks overhanging. No buildings, good drainage, fine orchard of 2 acres. Price is $300. Now 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 hundred feet on road with 18 acres oak and hickory timber, 5 acres best bearing apple and peach orchard; one fifty little branch of the River Rouge runs through easy part of farm, with 2 miles new wire fence; adjoins the celebrated Joy Stock Farm; well drained, 1½ miles from the Detroit & Pontiac electric. Nice little drive from Birmingham; buildings cheap and will show you the prettiest place in Oakland county.

178

Seven-room cottage on south 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, cement walks, etc. Sentiences. 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 except 2 acres; good buildings; small amount down. For sale or exchange for small farm.

181

Farm for sale in Town of Southfield; 80 acres all cleared; 4 fine acres of orchard; good clay loam; three buildings worth $3,000, insured will sell for $4,000, enough cash down to secure.

185

Corner lot, 100 feet front, on Maple avenue 198 feet deep; one good building, insured; plenty of small fruit. A bargain for $2,000, 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 for it; 8 rooms, hot and cold water from electric road; bath, toilet, hot and cold water, city gas, 10 rooms, furnace, modern hot water heater than new; 2 buildings, fine orchard; 112 feet on Maple, 320 feet deep; plenty of room for chickens and garden; good barn, fine work shop, etc. What can we do for you—anyhow? Will sell house and 52 feet front by 150 feet deep for $2,800. One of our best bargains.

191

Vacant lots Nos. 54 and 56, Block B, Willison's sub-division, Royal Oak Village; most desirable part of this growing village. Price $350 each—no trade.

Pens in a Ton of Steel.

A single ton of steel will make about 10,000 gross of steel pens.

193

Thirty-five-acre fruit farm, 1¼ miles north of Birmingham, on the town line; 6 acres cleared, fair fruit, $2,100. All kinds of soil—clay, gravel, sand and dark loam. Last year this farm produced 125 bushels raspberries, 30 bushels blackberries, 75 bushels strawberries, 40 tons hay, etc. A gravel ridge 60 rods in length, with an almost inexhaustible supply of gravel, is worth about the price of the farm alone. No waste land and farm under a high state of cultivation. Worth looking at anyhow. Price $8,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Joy Stock Farm; 15 acres cleared; fair fruit; pleasant barn, plenty of small fruit, orchard of excellent fruit; 2½ miles from Rochester, Division D. U. R.; 1 mile and fine spring. Price $4,000.

196

Fifteen acres in Township of Royal Oak; no buildings; small grove of maples is a pretty feature; rare land, well drained, clay bottom, black top soil; corner of the 9½-mile road and Campbell road, ¼ mile east of Royal Oak; adjoins D. U. Hudson and Duffield tracts, which are held at $500.00 per acre; 1¼ miles north of State Fair grounds. Price $350 per acre; will exchange for Detroit property.

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 $5,800; 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 Detroit city property. Price $125 per rere.

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 are 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; hard 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 land, clay loam, no waste. One of the pleasantest locations for building a nice country residence. The place is held for money, but makes 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 30 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. If you want to buy one of this, home alone, and $2,200 will buy it if you take it right off the last. 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 can be had any time before April 1, AND $225 gets it if you come quick.

The premises formerly owned and occupied by the late G. C. Gibbs in the Township of Troy. House and barn, 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 other farm 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 seems small; bring the land down to about $45 per acre. Make 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 south of Royal Oak; fare to Detroit 15c; good cellar; 7 will 120 feet deep; good water; 40 acres bearing apple orchard; 3 buildings, insured for $1,278, 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 east of Birmingham; 12 room house with furnace; fine lawn; excellent barns; fruit in great abundance, 3 acres of young peaches, 4 acres bearing peaches, and 4 acres apple orchard, which bore 700 bushels of marketable apples the past year. Price, $6,000; terms easy. Daily mail and telephone service. Abundance of excellent water supplied by windmill and piped to house and other buildings. Eighty acres and the price is $7,000. Come in and 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, and we'll show you a lot of lass, 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, lattice walls, 7 rooms, 2 miles south of best localities in our village; lot 60x150 feet, large apple trees, bath, water-closet, hot and cold water, cesspool, cellar under entire house, well finished in hard wood, large attic. Best of reasons for selling. Price $2,800. 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, 36 acres cleared, 4 acres orchard, 2 wells, 2 barns, 2 silos; D. U. R. 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 the rate of 6 per cent. Seems as if that ought to interest almost anybody.

219

Tidy little place for some one with moderate means. Corner Campbell and Maple, Campbell Addition. Lot worth at least $500, and the house is insured for $1,300; 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.

221

Fine house and two and one-half lots on Davis Street, Brownell's Sub-division. Has cellar and city water, furnace, water-closet—everything! Also vacant lot on corner of Davis and Maple, one just east of the Presbyterian Church. Will sell the whole business, or the vacant 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 3 rooms each. Furnace, water-closet, bath, hot and cold water, city water and gas; each independent of other and separately metered. Rents for $12 per month each. Forty dollars per year will pay all taxes and insurance. Lot 50 feet front by 200 deep, and the lot is 70 feet front on the Avenue by 200 deep. Worth looking at. Price for the two, $3,000 cash, or will consider an offer of $2,500 for the property, and the lot is 70 feet front on the Avenue by 200 deep, and 150 feet deep; room for a house on the rear, or one house and lot 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, 114 miles west of Birmingham; 80 acres; the best stock and grain farm in Oakland county; no waste land; 10 acres timber; large barn, and best silo; room for 12 head grain and cattle barn, stable 22 head cattle, hog house 100 head, corn crib and chicken house, 2 miles of the—every 4 rods; 4 good flowing wells, orchard and young fruits. Apply at farm, or Exchange Bank, Birmingham.

225

Forty-acre farm on Section 2, Troy; 5 acres timber, 2 acres orchard, 4 buildings, insured for $1,000; 3-room house, good cellar, well and windmill; water piped to house and barn; 1 mile new wire fence with cedar posts; house cost $2,000, which will realize $400 per acre; 400 peaches, 10 rods from house; 1 mile from Troy station, D. U. R., little 1½ cts. fare and clean, 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; one stops in front; about 50 rods deep, with nice little creek (branch of the River Rouge) running 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. Fare 15c to Detroit the best homes among the many in the Bloomfield Hills district. Postal card request will bring you prices in 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 station on Rochester line of the D. U. R. 15 acres good beech and maple timber, plenty of best fruit; buildings and fences insured for $3,300. Terms easy and price $80 per acre. Seems as if that would interest any one who had an idea of buying such a farm at 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 Rochester line of the D. U. R. 15 acres good beech and maple timber, plenty of best fruit; buildings and fences insured for $3,300. Terms easy and price $80 per acre. Seems as if that would interest any one who had an idea of buying such a farm at this. Take you out to see it any day.

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; 2-story house, measures 28x32, 8 rooms, 8x28, other 20x36, two good wells, and $5,000 will buy it. Enough to amply secure the right party. This is 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. Nuf Ced. Well, we'll prove it to you if you'll let us.

231

Two-story, 5-room house in good repair; well cistern, cellar, fruit, etc. House would cost more than $1,600 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; 1 mile from D. U. R. electric line; 15 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

Farms of 77 acres, 60 rods from D. U. R. electric line. All cleared, well drained, 15 fare to Detroit. This farm can be purchased very cheap.

235

Farm of 93 acres—will exchange for Detroit property; 10 acres of mixed orchard; buildings are as fine as any in the county, in excellent condition; 2 miles from Birmingham 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 build or buy one of these lots for $100 cash you can do so, and then if you want to build a house on it we will lend you the 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 60x180 and all ordinary conveniences for $2,200, or will sell the whole outfit, both houses and about 7½ 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 50x180; plenty of fruit. You could not build the house for $2,600, and that's all we ask for the premises. Well worth looking at.

243

Farm of 160 acres, Saginaw county, 2 miles from Ferguson Station, on the M. C. R. R. Good buildings valued at $5,000, and $8,000 will buy the farm. If you want right in the grain belt, this place is within 2 miles of active coal mines, and there is a rich coal deposit underlying the farm; 2 miles to Chesaning; 16 miles to Owosso; 45 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 berries, within a mile from home, 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 1, Block 1, of Campbell's Subdivision, Village of Birmingham, Mich., for the corner of High Street and Forest Avenue. Without doubt the most desirable lot for building purposes on this very popular subdivision. Price $350 cash—no trade or other things wanted. If you would like to inspect it 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, 3 acres of orchard, 2 wells, 2 silos (Clinton river runs through the farm); no marsh; land is fair to good; 1 mile from station; 2 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.

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.

Four deaths are known to be directly attributable to exposure to the X-rays. There is a mystery about these cases, the disease being unknown to medical science, though it is believed to involve some great principle of life.

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, Satan," said Jessie, as she kicked the train of her dress out of the way.—Cornell Widow.

MINES OF COLOMBIA.

Emeralds Worth a Million Taken Out Last Year.

The German minister in Bogota, Colombia, has sent to his government a detailed report of the emerald mines of Muso, in the Department of Boyaca. These mines have undergone many vicissitudes.

After the country broke away from Spain they were first held by Boyaca and worked for its benefit in an indolent sort of way. Then the national government laid claim to them and they were shiftlessly worked by various concession holders. Until the present revolution nobody paid any attention to the workings or the value of the stones taken from them.

Now they have been leased to a Colombian syndicate for five years and a rigid government supervision is exercised over the output. It is the intention of the administration when the lease expires to take up the working of the mines on its own account.

From the mining village a narrow path leads to the mines 350 feet up the side of a steep mountain. The open cut shows a great variety of rocks and minerals, flint and quartz being the most prominent.

The emeralds are found in a fossiliferous limestone which shows in gray streaks among the darker rocks. The Spaniards used to get at the gems by driving adits into the hill following the veins. Now the open cut has been adopted and the rock is terraced from above.

High up on the mountain there are copious water courses. These are directed into artificial reservoirs and flumes—one of them six miles long—are carried down to the mine. The quantity of water is so great that even in dry seasons there is sufficient to carry on operations.

As the rocks are pulverized the debris is converted into slime and carried by the water down the mountain to the Rio Minero far below, which sweeps it along to the sea. The gems are picked from the washing troughs by peons, who keep breaking up the rock smaller and smaller, so that nothing is lost.

Altogether more than 100 laborers are employed. They receive 25 pesis in paper, equivalent to 25 cents a day in United States money, besides food, shelter and free medical attendance.

None of them stands the work very long, says the New York Sun. The intense heat, especially in the bottom of the great pit of the mine, and the working in water break them down rapidly, and they fall victims to the local fever.

They work under canvas awnings and fix palm leaves over their heads to keep off the glare of the sun, but as the day wears on the atmosphere in the pit often rises to a temperature of 115 to 120 degrees, and it becomes as humid as that of a Turkish bath through the evaporation from the washing pans and the slime.

At every stage of the work the syndicate inspectors watch the peons scrupulously. Every stone is turned over to them the instant it is found. They clean it and report it to the government officials.

Until two or three years ago it was supposed that the Muso mines were practically exhausted, but this was only because of inefficient methods. Last year emeralds to the value of not less than $1,000,000 in gold were taken out and sold.

Kindly Charles Lamb.

Charles Lamb was awakened early one morning by a noise in his kitchen, and on going down to that apartment found a burglar doing his spoons up in a bundle.

"Why, d-do you r-r-r-ealize!" he asked.

"Because I'm starving," returned the house-breaker, sullenly.

"Are y-you re-re-really ver-very h-h-hung-hung-gry-hungry?" asked Lamb.

"Very," replied the burglar, turning away.

"Pup-pup-poor fuf-fuf-fellow," said the essayist. "H-here's a l-l-leg of L-L-Lamb for you."

And so saying, with a dexterous movement of his right leg, he ejected the marauder into the street, and locked the door securely. He went back to bed. The burglar confessed afterwards that he didn't see the joke for six weeks.