LAST DAYS OF THE STANCH OLD SHIP SARATOGA

Flagship of Commodore Perry Opened up Japan to the Commerce of the World, and Now a Boston Firm Will Strip Heron the Junk Heap.

Boston.—Just at this time, when the finest fleet ever assembled under one flag has started on its record-breaking voyage, it is interesting to record the passing of the last of the vessels that made up the squadron under command of Commodore Perry when he sailed into the Japanese harbor of Yedo in July, 1853.

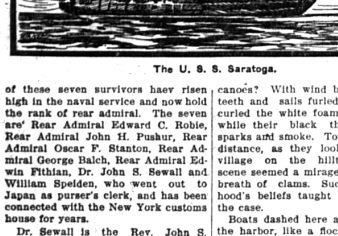
"Queen of the fire vessels of the western barbarians," she was once called. Now she is to be demolished. Exit the Saratoga!

It is still a name to conjure with in far Japan. And in American history the stanch old sea fighter will be inseparably linked with Commodore Matthew Calbraith Perry's epoch-making trip to what was then a land of mystery and of dreams. For that trip and the commercial treaty signed there opened up the Japanese empire to the commerce of the world.

Battered and full of years, the grand war hulk has been lying dismantled at League Island navy yard. Now she belongs to Thomas Butler & Co. of Boston. She will be taken to Philadelphia, where will be performed the last sad rites of this former pride of the American navy.

Only Seven Survivors.

There are those who will mourn her with a personal loss. Seven men yet live who made that memorable trip with Perry in the fifties. All but two



The U. S. S. Saratoga.

of these seven survivors haev risen high in the naval service and now hold the rank of rear admiral. The seven are' Rear Admiral Edward C. Robie, Rear Admiral John H. Pushur, Rear Admiral Oscar F. Stanton, Rear Admiral George Balch, Rear Admiral Edwin Fithian, Dr. John S. Sewall and William Speiden, who went out to Japan as purser's clerk, and has been connected with the New York customs house for years.

Dr. Sewall is the Rev. John S. Sewall, D. D., of Bangor, Me. He is an emeritus professor of Bangor's theological seminary, and is enjoying a rest from his labors after 36 years of faithful service.

"When I finished my college course at Bowdoin I was in debt," said Dr. Sewall, in reminiscent vein. "I saw a chance to satisfy my desire for the sea and pay off my debts at the same time, so I shipped for a cruise on the Saratoga. She was then fitting out to go to the far east to relieve the ship St. Mary's, which had been on that station several years.

"We were out there two years before Commodore Perry arrived. William S. Walker of Boston was the captain of the Saratoga. Rear Admiral Stanton was then only a midshiman on board, in the same mess with me during a part of the voyage.

Arrival of the Fleet.

"The fleet arrived off the coast of Japan on the eighth day of July, 1853. The lookouts at the masthead echoed through the fleets the rousing call, 'Land ho!' We rushed on deck. There it was at last. A dark cloud on the northern horizon, still shrouded in mystery, still inspiring the imagination with an indefinable awe, just as it had years ago in our studies at school.

"Our squadron comprised two steam frigates and two sloops of war. For equipment, we mustered 61 guns and 977 officers and men—quite a respectable force for those times.

"Such a warlike apparition in the bay, small as it was, created a tremendous sensation. A Japanese writer said of our arrival: "The popular commotion in Yeddo was beyond description. The whole city was in an uproar. In all directions were seen mothers flying with children in their arms and men with mothers on their backs.'

"We were quite unconscious of all this confusion in a city of more than 1,200,000 souls. We had no idea we had frightened the empire so badly, as the capital was 40 or 50 miles away from our anchorage. As we proceeded up the harbor, boats fled away from us as though in mortal fear.

"By the time we were well anchored and shipshape the city officials took heart. Swarms of picturesque mandarins came off to challenge the strange arrivals and to draw around the fleet the customary cordon of guard boats. They even tried to make fast their boats to our ships.

"This began to look like being in custody. The American ambassador had not come to Japan to be put under sentries. He notified the mandarins that his vessels were not pirates and need not be watched. They pleaded Japanese law. He replied with American law. They still insisted. He notified them that if the boats were not instantly withdrawn he would open his batteries and sink them. That was entirely convincing. The guard boats stood not on the order of their going."

"The fire vessels of the western barbarians are coming to defile the holy country," said priest and soldier to one another.

Japs Gazed in Wonder.

The boatman at his sculls and the junk sailor at the tiller gazed in wonder at the painted ships of the western world. The farmer, standing knee deep in the ooze of the rice fields, paused to marvel.

Had the barbarians harnessed volcanoes? With wind blowing in their teeth and sails furled, the monsters curled the white foam at their front, while their black throats vomited sparks and smoke. To the gazers at a distance, as they looked from their village on the hilltops, the whole scene seemed a mirage created by the breath of clams. Such, their childhood's beliefs taught them, must be the case.

Boats dashed here and there about the harbor, like a flock of frightened gulls. They fled. Then paused, to see how far behind the strange visions were now. Surely they were doomed, for there closer and closer plowed the great ships, and no sail caught the wind to propel them.

In Yeddo there was terror worse than death. Her 1,250,000 souls knew the fear of supernatural things. With alarmed faces the people thronged to the shrines to pray. They hastily packed their valuables to send off to the houses of distant friends, or to bury. In the southern suburbs, thousands of homes were emptied of their contents and of the sick and aged. All who could left to go to dwell with their relatives in the interior.

Couriers on horseback had first brought details of the "calamity" by land. Junks and scull boats from Uraga arrived hourly at Shinagawa, and foot-runners bearing dispatches panted in the government offices.

Commodore Perry had prepared carefully for this visit. He had read much about Japan; he knew what its resources were, so far as they were known at all, by foreigners; he knew their quaint customs and the value they set upon ceremony. Therefore he was determined to out-Chesterfield the Japanese themselves.

When the representative of the Sho-gun came, with all ceremony, to treat with him, he was received by Lieut. Contee as the commodore's representative. The commodore himself could not be seen. In spite of all the wily oriental could do, the American ambassador remained aloof, and impressed the Japanese official mightily as a great man by this very exclusiveness.

When seeking trade, the Dutch had been willing to sink dignity and to treat with anyone. Therefore they were pigs, reasoned the Japanese. Surely these western "hairy barbarians" must be the same. When they found otherwise, messengers were kept running at breakneck speed between the Sho-gun's city and the seat of the mikado's government.

At last the bunio, who had been able to see only the "admiral's" subordinate, because he was not of sufficient importance to gaze upon the august features of the ambassador, announced that two daimios had been appointed to receive the mysterious papers so carefully guarded in caskets, which the "king of the power that had whipped Mexico" desired to send to the "Lord of Creation."

"Some three miles from our anchorage," says Dr. Sewall, "a little semicircular harbor makes in on the western side of the bay. Close by it stood the village or hamlet of Kurihama. That was the spot selected for the meeting of the western envoy and the imperial commissioners. And there the Japanese erected a temporary hall of audience.

"It was a memorable scene. The two frigates steamed slowly down and anchored off the harbor. How big, black and sullen they looked to the natives! Our little flotilla of 15 boats landed under cover of their guns.

"We were not quite 300 all told, but every one was in full uniform and armed to the teeth. The commodore had given orders to make as magnificent an appearance as we could, for the purpose of impressing a people who lay much stress on show. Yet our little body of men were few in number to confront 5,000 native troops drawn up on the beach to receive us.

Outshone the Japanese.

"Crowds of curious spectators lined the housetops and grouped on the hills in the rear to witness our landing. Radiant uniforms, trappings and insigns were everywhere—but we compared favorably. Commodore Perry had, in fact, outshone the Japanese.

"The Japanese regiments seemed to have been cut out of rainbows and sunsets. But if they were lively, their officers were not. For they sat in silent dignity on camp stools in front of the lines.

"Not until our force had disembarked and formed on the beach did the commodore show himself. No Japanese had seen him up to that time. He had remained to them a mysterious presence, who would only appear when the duly qualified ambassadors of the emperor came to treat with him—and they must be princes of the blood.

"As our lines formed, the commodore stepped into his barge. Instantly the fleet was enveloped in great crowds of smoke. The guns were thundering out a salute that echoed among the hills back of the village. In all the negotiations he had played the Japanese people's own game and had enveloped himself in mystery.

"This was not child's play. It was not an assumption of pomp inconsistent with republican simplicity. Commodore Perry was dealing with an oriental potentate accustomed to oriental ideas; and results proved his sagacity. At this time Commodore Perry was 59 years old, a man of splendid physique and commanding presence. He was the right kind of man for America to send on such an errand to such a people.

"Within the hall sat the Japanese commissioners on chairs. The imperial commissioners were Princes Idzu and Iwami, and they were surrounded by their kneeling suite. The vacant place opposite were taken by the commodore and his staff. He entered the pavilion escorted by two gorgeously comparisoned blacks, preceded by two richly uniformed pages bearing the precious caskets containing the official papers to the emperor.

Ceremony Not Long.

"The ceremony began. It was very brief. At a signal the two boys in blue brought forward in slow and impressive fashion the rosewood caskets containing the mysterious papers which were to be conveyed to the court. They were to be then conveyed in a richly lacquered chest of scarlet provided for the purpose. The two gorgeous negroes, who had followed the boys, opened the boxes in silence, and in silence drew out the papers, done in red and gold most magnificently. They laid them on the scarlet coffer.

"The imperial commissioners were much impressed. They had never seen black men before except in the stage plays, when actors used burnt cork. Therefore, they estimated that this 'admiral,' as they knew him, must be a man of supreme power. Prince Iwami handed to the interpreters formal receipt for the documents.

"The commodore announced that he would return in the spring for his reply. After a further brief conversation the conference closed, having lasted not more than 20 minutes. It had been witnessed by not more than 50 or 60 persons of both the countries engaged. Yet that short meeting was to lead to the opening of Japan."

The actual landing took place on July 14, 1853, and is commemorated by a single shaft of granite rising 32 feet into the air, placed on the spot where Perry landed from his ships. This monument was erected in 1901.

The treaty was not concluded and signed until March of 1854, when Perry returned with a greatly increased fleet to get his answer. At first the Japanese held out "that no American women should be brought to Japan." Commodore Perry informed them that if such a clause were put in he would be afraid to return to America. Thereafter all was good humor. The clause was stricken out and the treaty of commerce was signed, throwing open the ports of Shimoda and Hakodate.

COMMODORE M C PERRY

Commodore Perry's Record.

Many consider Commodore Matthew Calbraith Perry to have been a greater naval man than his more famous brother, Commodore Oliver Perry. In fact, the two are often confused. Besides opening up Japan to American trade and to western civilization, he was the greatest naval educator of his time. His life may be briefly summed up as follows:

1—While yet a lad he was a naval officer in the war of 1812.

2—He chose the location of the first free black settlement in Liberia.

3—He was the father of the steam navy.

4—He first demonstrated the efficiency of the ram as a weapon of offence in naval warfare.

5—He founded the naval apprenticeship system.

6—He was leader of the campaign to extirpate the foreign slave trade on the coast of Africa.

7—He commanded in 1847 the largest squadron which had ever assembled under the American flag. This was in the gulf of Mexico.

8—He opened Japan to the world.

The Perry family furnished more naval officers to the United States than any other American family, with one exception. The sturdy commander of the Saratoga was survived by three daughters, one of whom became the wife of August Belmont, the multimillionaire of New York.

Done at Kanagawa this thirty first day of March in the Year of our Lord Jesus Christ, One thousand eight hundred and fifty four and of Kaei the Seventh Year, third month and Third day

M C Perry

Last Clause of the First Japanese Treaty.

EXPLORED THE BLEAK NORTH.

French Countess Traveled Far in Inhospitable Country.

A Countess Meherenc de St. Pierre, of St. Brienc, province of Brittany, in France, has just returned from a lonely three months trip that took her 1,600 miles beyond civilization in the far northern districts of British America. She went forth accompanied by only two Indian guides and penetrated to the sixtieth parallel, riding astride, tramping, paddling in light canoes, floating down treacherous, rock picketed rapids in clumsy native barges, and for one period of two weeks seeing no human being except her two Indian servants.

"The Indians in that region are very superstitious, very ungrateful, very independent, but very honest. I invited a chief to have luncheon with me. He refused. To eat in company with a woman would degrade him; he would lose caste with his tribe. In another part of the country I had some Indians and their squaws along on an expedition. But the Indians would not permit me to shoot any game. One of the traditions of the tribe, left by some old medicine man long since dead, was that if a woman were ever permitted to shoot moose or elk game would become scarce and the squaws would become powerful and master the men. I offered them ten dollars for every shot I might make, but money was no inducement.

"All up through that wild, rich country, everywhere I saw Indians. I never saw a man who would do any manual work without having his gloves on. The men have as soft hands as a woman. The squaws prepare the skins and fashion the moccasins, but the men do the hunting and boating. Each sex does its own work."

Conducive to a Beautiful Union.

With a young pair in any degree harmoniously fashioned by nature, nothing can conduce to a more beautiful union than eagerness of the maiden to learn and of the youth to teach. Out of it there arised a relationship as fundamental as it is agreeable.—Goethe.

CHECKS FOR LARGE SUMS.

One Drawn on the Bank of England Holds World's Record.

The check for a million which Mr. Pierpont Morgan is said to have sent to Mr. Cortelyou is in keeping with the western tradition of big things, but it does not entirely "whip creation." The world's record check was the one paid over the Bank of England counter to the Japanese minister for the sum of £1,000,875, being the first installment of the Chinese indemnity after the war of a dozen years ago. An ordinary check with the usual penny stamp carried this huge sum. The next installment of the indemnity was paid by means of a check for £2,235,000 is 10d. When the De. Beers Consolidated Mines bought the property of the Kimberley Central company the transaction was settled by a check for £5,338,650. Mr. Pierpont Morgan has not even beaten his own record. He once wrote out a check for £4,620,000, and six years ago, in connection with the disposal of Mr. Carnegie's holdings he drew one for £4,781,754 2s 8d. The smallest check ever known is that drawn by the United States treasurer in favor of Mr. Cleveland, in whose presidential salary a discrepancy had been detected. It was for one cent only. Mr. Cleveland was quite in urgent need of the money, so he had the check framed as a curiosity.

In Democratic America.

If the first child is a boy his mother at once begins to think of the time when he will read his inaugural address from the east portico of the capitol. If the little one chances to be a girl her mother fondly thinks of the happy day when she may become the mother-in-law of a king.

Chinese Fond of Birds.

Crows are regarded with much favor in China. They are taught cunning tricks and show a great deal of intelligence. Pigeons have bamboo whistles fastened to their feathers, so they make mysterious noises as they fly. Cats are taught to live in bird houses to protect the birds from rats.

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 and hot water plant to heat house for what the buildings cost. Will exchange for improved city property for portion of the purchase price.

65

Village lots on Woodward avenue, bounded north by land of Mollie G. Smith, east by D. G. H. & M. R. R., south by Brown avenue, west by Woodward avenue, 108 feet front on Woodward avenue, 175 feet deep on north side and 147 feet deep 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. Anyone wishing to purchase will find this a bargain, for price is right. Inquire of Mollie G. Smith or at the Exchange Bank.

101

Farm of 31 acres in sections 22 and 15, Southfield; 5 acres best gravel bank in Oakland county; cleared 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 ½ of s e ¼ of section 32; 70 acres cleared, 10 acres timber and buckthorn fence; 40 rods of tile drain; this swamp netted the owner over $150.00 last summer. There is a large amount of good orchard, 7 rooms, good neighborhood; 4½ miles from Milford, 3 miles from Commerce; promised electric road comes within a mile of the house. Price $2,000.

114

Fine farm in the Township of Southfield; 48 acres, of which 35 are cleared and the balance is good maple timber. Two acres of orchard; buildings worth $3,000, 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 business and want to see it say day. For instance, 65 acres at $80 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. 2, Troy). Small house, 2-story house with 11 rooms. An acre of good orchard and 8 acres of timber; a little over a mile from the Rochester Electric road. Price is 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 Willson's Sub-division, Royal Oak village, $400 each. Price, $400 each. Terms easy, with small payment down.

146

Farm, 57½ acres; good buildings; 8 acres timber, 2 acres orchard; one mile east of the Electric Railway, in Royal Oak township; in W. ½ of S. W. ¼ Sec. 10; 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 w ½ of n e ¼ of sec 34, township of Troy; house 7 rooms; barn in good shape; well is both barn and house, never dry; ¼ mile east of Rochester Electric; fare to Detroit, 25c; 40 min. All cash and no grumbling will buy it at $750. Hurry up!

157

The celebrated Cooper stock farm, about one-half mile north of Birmingham on the D. U. R. electric line, and right among the well-to-do homes of some of the most prominent of Detroit wealthy citizens. Three hundred and forty acres of excellent farming land, with 15 buildings, well adapted to the requirements of a fancy stock farm. Forty acres of timber, and one of the matter of fruit there are forty pear trees and five hundred plum trees, and six hundred bearing apple orchards. One of the finest half mile race tracks in the state is situated on the farm. There is an artesian well 480 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. Come and see us about this wonderful property the salle of this water, which is acknowledged by the first medical specialists of the present day to be the best known modern remedy for Bladder 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 $6,000 and it is worth the money. It has a modern hot air furnace and all the other conveniences which are almost considered 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. 25 acres cleared; balance timber and long time; buildings alone worth $2,500; 10 acres can easily be made productive; balance pear without cultivation; Clarkston ¾ miles, Waterford four miles.

No. 167

Wants to trade for 80 or 60 acres on or near electric. Ninety-four acres on east ¼ of southwest ¼ Sec. 14, Waterford township; fine buildings valued at $3,200 (insured for $1,700); flowing well piped into the house; farm well adapted for stock or dairy; 1¼ miles from electric at Troy Corners, where there are good schools and churches. Price 110 to Detroit; $60 per acre.

No. 171

Finest building site between Birmingham and Pontiac on Elizabeth Lake; 3 miles north of Birmingham; among the country homes of such men as Booth, Harbour, Endicott, Brady, Shaw, Conklin, and others. Lake is nearly half mile wide, is timber, and pretty little branch of River Rouge (never dry) runs through the place with giant elms and oaks overhanging. No building, good drainage, fine orchard of 3 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, 6 acres best bearing apple and peach orchard; pretty little branch of the River Rouge runs through east end; 4 good wells, 2 miles new wire fence; adjoining the celebrated Joy Stock Farm; well drained; 1½ miles from the Detroit Pontiac electric. Come and drive for a pleasant afternoon; come on and we'll show you the prettiest farm 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 $2,500, and then you'd still want the 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 $4,500, enough cash down to secure.

185

Corner lot, 100 feet front on Maple avenue, 132 feet deep; one good building, insured; plenty of small fruit. A bargain for $3,000, one-half cash down.

187

House and lot, in Campbell Subdivision, Birmingham; buildings insured. Come in and name 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, 50 rooms, 2 stories, rebuilt last year, better than new; 8 buildings, fine orchard; 112 feet on Maple, 229 feet deep; plenty of room for children and garden; good barn, fine workshop. Say! What else do you want, anyhow? Will sell house and 52 feet front by 150 feet deep for $2,800. One of our best bargains.

191

Vacant lots Nos. 57 and 58, Block B, Willson's sub-division, Royal Oak Village; most desirable part of this growing village. Price $350 each—no trade.

193

Thirty-five-acre fruit farm, 1¼ miles north on Birmingham, on the town line; 6 buildings, insured for $1,000. All kinds of soil—clay, gravel, sand and dark loam. Can be made to have produced 125 bushels raspberries, 30 bushels blackberries, 111 bushels strawberries, 10 tons hay, etc. A gravel ridge 60 rods in length, with an almost perfect location for a gravel pit, would double the price of the farm alone. No waste land and under a high state of cultivation. Worth looking at anyhow. Price $6,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Joy Stock Farm; 3 buildings worth $1,500; balance pasture, plenty of small fruit, orchard of selected fruit; 2½ miles from Fitzi Division D. U. R.; 2 wells and fine spring. Price $4,000.

197

Fifteen acres in Township of Royal Oak; six buildings; small grove of maples in a pretty foundation; level land, well drained; 4 acres good top soil; corner of the 9½-mile road and Campbell road, ¼ mile east of electric road; adjoins J. L. Hudson and Duffield estates, which are held at $500.00 per acre; 1½ miles north of State Fair grounds. Price $800 per acre; will exchange for Detroit property.

196

Six acres, part of s w ¼ of n e ¼ of section 34, Troy township; new barn, fair house, soil clay loam, fine flowing well, 2 acres fine fruit; 2 miles from Royal Oak; adjoins J. L. Hudson and Duffield estates, which are held at $500.00 per acre; 1½ miles north of State Fair grounds. Price $800 per acre; will exchange for Detroit property.

198

Ten acres 1 mile east of Royal Oak village, on Lincoln land, 40 fine apple trees, no buildings. Price $1,200. This 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, ¼ mile east of Northwood station on the D. U. R. line; some electric and ¼ 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 tiled orchard; 6 acres oak and white ash timber; everything in splendid condition. Will exchange for improved Detroit city property. Price $125 per rcre.

200

One hundred and twenty-six acres near Birmingham; good buildings, well fenced, fine orchard, flowing well, never dry; the Rifle River flows through the farm; ½ mile from Birmingham, with hot and cold water in house if you want it. 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 neighborhood of $150 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 3-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 more than the house) in front of house. House would cost at least $7,000 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 pleasant 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 apple 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 read it while I'm about it.) There's a house on this acre. Good enough, too. Price, $300. Located in Royal Oak village. Possession given any time before April 1, and $25 gets it if you come quick.

212

The premises formerly owned and occupied by Hale G. Gilbert, on the Rochester Electric at Troy, House and some small buildings on the south side of the road, with 30 acres of land can be bought as separate if desired. Seventy acres on the north side of the road, with barns and all other necessary buildings. Location excellent; station is right 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 only 10c; good clay loam; 6 acres will 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 Lake Sixteen, noted for its excellent fishing; 4 miles west of Birmingham; 15-room house, with barn and other buildings; large apple trees; bath, water-closet, hot and cold water, coal-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 50 acres on Section 1, Troy; 5 buildings, 4 acres beech and maple timber, 26 acres cleared, 3 acres orchard; 2½ miles from Rochester line D. U. R. Can be bought for $2,800, and that's only a trifle over $56 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.

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 a vacant lot on corner of Davis and Maple Avenue, just west 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 $18 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, Crooks Farm, 1¼ miles west of Birmingham; 90 acres; the best stock or 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 house; 2 miles of tile—every 4 rods; 4 good flowing wells; orchard and young fruit. Apply at farm, or Exchange Bank, Birmingham.

225

Forty-acre farm on Section 7, Troy; 8 acres timber; 4 acres cleared; balance pasture; 2 wells (price $3,000); 2-room house, good cellar, well and windmill; water piped to house; good barn; 1 mile new wire fence with cedar posts; 8 acres strawberries, which will realize $400 per acre; 400 peaches, 10 plums, 100 pears and—$2,000 will buy this good little farm, free and clear; 2½ miles from Rochester line, and 3 miles east of Utica's Corners, on the Pontiac line.

227

Five acres just outside of the corporation limits of Birmingham, about 8 rods frontage on Woodward Avenue, on the Pontiac electric line; one stops in front; about 80 rods deep, with nice little creek (branch of the River Rouge) crossing the south end of the premises. Finest location for the country for a nice little chicken farm. No buildings, but we can be bought cheap enough so that you can build to suit yourself. Fine place for the finest homes among the many in the Bloomfield Hills district. Just a little out of Detroit. Call and we will tell you all the particulars. Rather show it to you, though.

228

Fine stock farm in the Township of Troy; 239 acres, no waste land, flowing well piped to the buildings; good house and other buildings, on gravelly ridge; farm well fenced and properly tiled; 2 miles from Rochester line of the D. U. R. 15 acres good beech and maple timber, 25 acres. All cleared except 15 acres; 2 miles from Troy; Troy station, 1 mile; Troy Corners, on the Pontiac line. If you want a farm at the right price, and want to be in any degree a good citizen, and want to live in a good neighborhood, and want to be in a good school district, and want to be in a good church neighborhood, and want to be in a good market for your produce, and want to be in a good market for your stock, and want to be in a good market for your children, and want to be in a good market for yourself, and want to be in a good market for your wife, and want to be in a good market for your mother-in-law, and want to be in a good market for your cousin, and want to be in a good market for your aunt, and want to be in a good market for your uncle, and want to be in a good market for your nephew, and want to be in a good market for your niece, and want to be in a good market for your nephew's wife, and want to be in a good market for your niece's husband, and want to be in a good market for your grandfather, and want to be in a good market for your grandmother, and want to be in a good market for your father, and want to be in a good market for your mother, and want to be in a good market for your brother, and want to be in a good market for your sister