From the State Capital

Information and Gossip Furnished by Special Correspondent at Lansing.

Lansing.—The passage by the legislature of a modified two-cent railroad fare bill was assured when, on a test vote in the house, the bill was made a special order for Thursday, April 11, by a vote of 70 to 18. This was the first test vote in the house on anti-corporation measures, and it indicates that not only the two-cent fare bill, but other measures regulating railroads will be passed. The bill provides for two-cent fares on all lower peninsular roads having passenger earnings of over $1,200 per mile annually, three cents per mile on all lower peninsular roads earning less than $1,200 per mile and three cents on upper peninsular lines.

Those who voted against the special order were: J. T. Bennett, Bontine, Daugherty, Edwards, Erickson, Hanlon, L. L. Kelley, Knight, L'Esperance, Miller, J. S. Monroe, Morrice, Prosser, Sanborn, Simpson, Stannard, Ward and Woodruff. It is noticeable that all the upper peninsula members present except Hymns, of Ishpeming, are included in the list.

Business Figures Puzzling.

Figures that have an important bearing on the proposed legislation providing for the taxation of telephone and telegraph property on an ad valorem basis have been furnished by the auditor general. Prof. M. E. Cooley is now engaged in making an estimate of the value of this class of property for the use of the legislature when this subject shall be taken up. Reports from the two telegraph companies doing business in the state and the largest telephone company of Michigan have been received by the auditor general. These reports, not sworn to by the companies, must, under the present law, be accepted by the state as a basis for taxation and it is not within the power of any officer of the state to demand the books of the corporations interested for the purpose of verifying the reports. Under this law, the companies are required to pay a tax of three per cent. of their gross earnings. Here is a remarkable situation. In 1906 the Western Union Telegraph company reported gross earnings in Michigan of $166,844.41, and paid a tax of $5,005.37. The report for 1907, just received shows gross earnings of $113,375.03 on which a tax of $3,401.25 should be paid. This is a decrease of $53,469 in the earnings of the company and $1,594 in its taxes, about 20 per cent. The Postal Telegraph company will this year pay a tax of $628.45 on its Michigan business, which amounted to $21,280.69, according to its report. This is a decrease of $87 in the amount of business transacted and $2.64 in its taxes. While the telegraph companies have sustained a loss of business the Michigan State Telephone company has been forging ahead, as shown by its statements. Its earnings last year were $2,523,508.82 and the tax to be paid this year has been computed at $75,705.26. This is an increase in earnings of $371,124 and in taxes of $11,133.75.

Credit Men Visit Lansing.

Credit men from Detroit and Grand Rapids appeared before the house judiciary committee to advocate the passage of the Miller bill requiring the filing of chattel mortgages at county seats. They also support the Welsh bills compelling persons doing business under assumed names to file with county clerks the true names of members, and allowing married women to become partners of their husbands, and to make their separate estates answerable to liability.

Fisher to Have Hearing.

State Game Warden Chapman has received from Fred E. Fisher, of Detroit, suspended deputy game warden, a letter asking for further information concerning the charges against him on which he was suspended. Warden Chapman has replied by stating that Fisher will have to explain the six cases before Justice Brewer, of Wayne; two before Justice Matthews, of Monroe, and one before Justice Holdridge, of Hartland.

Auto Owners Get Bill.

The senate passed the bill backed by the Detroit Auto club making it a misdemeanor to drive away any car, and it will now go to the governor for his signature.

Investigation Is Refused.

A resolution offered by Senator Moriarty, which provided for an investigation of the game and fish warden's department was laid on the table by a vote of 15 to 12.

Michigan Companies Incorporate.

New corporations: Huron & Erie Transportation Co., Detroit, $30,000; Milne Auto Start Co., Detroit, $30,000; Cobram Smith & Son, Algonac, $15,000; Post & Co., Battle Creek, $150,000; Prospectors' Chemical Supply Co., Detroit, $1,000; Bijou Theater Enterprise Co., Battle Creek, $75,000; Pearl Advertising Co., Bay City, $5,000. The Starr-Howe Co., Jackson, increased its capital from $15,000 to $25,000, and the Consumers' Ice & Fuel Co., Jackson, from $25,000 to $40,000.

Must Pay Taxes on Autos.

The state tax commission is after the owners of automobiles. In a circular sent out to the association officers of the state the commission includes a list of persons owning automobiles with instruction to search out the property and place it on the rolls.

St. Clair Jury Commission.

Gov. Warner has appointed the following jury commission for St. Clair county: Cornelius O'Donnell, Richmond; John D. Mennish, Port Huron; George N. Jones, Macine City.

Constitutional Convention.

The growing sentiment in the house and senate favors electing the constitutional convention this summer or early fall, and having the convention assemble not later than November of this year. Representative S. H. Kelley, chairman of the house committee on constitutional convention, favors a bill calling the constitutional convention together not later than October. A bill will be introduced by Senator Thomas Allen, of Flint. It provides for the nominations of candidates for delegate on the second Tuesday in August, the elections the second Tuesday in September, and the convention to meet the first Tuesday in December, 1907. The Allen bill further provides that two delegates be selected from each congressional and two from each senatorial district, nominated by parties in the usual way. The Tuesday after election the governor will be authorized to appoint to members qualified to sit as delegates, who shall constitute a preliminary constitutional commission. This commission will meet in Lansing one month before the convention opens, and shall give their time to studying and planning out the work of the convention—dividing the present constitution into divisions, and making recommendations on each as to retention, alteration or elimination. The commission may or may not consist of members-elect of the next constitutional convention. The work of the commission shall be purely advisory, and the convention shall not in any way be bound by the acts of the commission, but merely shall have the benefit of their report if they care to avail themselves of it. The convention proper shall be limited in its sittings to 50 days. The members shall receive a salary of ten dollars a day each, and shall have power to elect a president and vice president, a clerk and assistant, and all other necessary officers and employes, to make all necessary expenditures, etc. The new constitution shall be submitted to the people at a special election to be held in April, 1908.

Pass Governor's Railroad Bill.

Gov. Warner won a big victory when the senate, after a bitter fight, discarded the triple passenger rate bill reported from the committee on railroads and passed a substitute providing a flat rate of two cents for all roads earning over $1,200 a mile, three cents for roads earning less, and three cents for all roads in the upper peninsula. The final vote was 27 to 5, but the real contest was on the adoption of the substitute, which carried 16 to 14. But two senators were absent—Russell, of Grand Rapids, who is looking for a loophole to get a recount on Dickema in the congressional race and Kane, of Mt. Pleasant, who was absent without leave. Russell would have voted for the substitute.

The vote on the adoption of the Wetmore substitute providing a two cent passenger rate on all roads in the lower peninsula earning over $1,200 a mile was: Yeas—Senators Alger, Bates, Bland, Carton, Edinburgough, Ely, Fairbanks, Fyfe, Kline, Lugers Martindale, Oting, Seeley, Traver, Wetmore, Yeomans—16.

Nays—Senators Cady, Cropsey, Fulper, Jenks, Keyes, Kinnane, Linsley, Mackay, McKay, Moriarity, Peck, Smith, Tuttle, Whitney—14.

When the vote was taken on the final passage of the substitute bill Senators Charles Smith, of Houghton; MacKay, of Detroit, and Linsley, of Three Rivers, were the only ones who voted against it.

Harriman Fere Marquette Director.

According to the annual report of the Pere Marquette Railroad company filed with the state railway commissioner, it appears that E. H. Harriman who is having a controversy with the president, is one of the directors of the Michigan company. George W. Perkins, of insurance fame, is another director. All of the directors are New York men. J. H. Simpson says, however, that the road is practically the property of J. P. Morgan and that Harriman has only a nominal interest having been made a director when the road was merged with the Erie two or three years ago.

For Flood Protection.

The project of going to Lake Michigan for water has carried at Grand Rapids and the project to bond for $1,000,000 for flood protection also carried by a vote of 2 to 1.

Honors Requisition by Deneen.

Gov. Deneen's requisition for Albert Wecht, arrested in Detroit on a charge of larceny in Chicago, was honored by Gov. Warner.

Bill Has No Chance.

Some of the fire insurance companies seem anxious to secure the passage of the bill introduced providing for a commission to examine license electrical workers. It contains a provision requiring each master electrician to give a surety bond of $5,000 for each contract. Thus in case a fire resulted from defective wiring the insurance companies would have a liable bond on which to recover. The bill will be pigeon-holed by the committee.

Supreme Court in Session.

Judge A. J. Mills, in behalf of the Kalamazoo county bar, presented memorials of Gen. Wm. Shakespeare and Wm. G. Howard at the opening session of the supreme court for the April term, when a large number of lawyers were present. The memorials were ordered spread upon the records. New hours of court siittings have gone into effect, the sessions being limited to four hours a day, with five instead of four sessions a week.

FOR AND ABOUT WOMEN

IN BEADED DESIGNS

FASHION RETURNING TO VOGUE OF LONG AGO.

Some of the Most Popular Decorations of To-day Are Copies of Those in Favor in the Days of Our Grandmothers.

The continued vogue of beadwork is a substantial proof that this decorative handicraft of our grandmothers' day is not a passing fad, to have its little flicker, then die, as a fallen leaf, forgotten.

To-day its quaint, old-time beauty is apparent on all sorts and conditions

of feminine belongings, and the woman who possesses a reticule or sewing bag, pincushion top, card case or slipper may count herself in the front of the procession.

It is very doubtful whether the present generation of needlewomen will leave any characteristic trace of their needlecraft to the one following. The modern whirlwind of events and happenings leaves but little time and patience to be devoted to such work.

The varied assortment of beaded designs lavished on the two definite classes.

For example, the bags designed in quaint rustic landscapes are copied from genuine antique examples.

The large, dashing florals, conventional patterns and the art nouveau designs are totally different from the French flower baskets with posies, the rustic landscapes, the medallion heads after Romney and Gainsborough. While manufacturers have resurrected antique designs, they have not been idle creating styles following the present mode of decoration.

All manner of purses, card cases and wrist bags with their long, slender chains are found in bead patterns, florals or conventional treatment. The florals are exquisitely done in natural colors, besides the fashionable hues of the season, so that the color of one's gown or hat may be easily matched. There is much favor being shown to Pompadour roses, besides the little, dainty Watteau patterns.

Sprays and clusters of roses, besides elaborate French patterns with garlands of gold beads and ribbon effects, run in contrasting color, in gold they are quite new.

The backgrounds for all beaded purses and bags are mostly light in comparison to the pattern itself.

Elaborate effects are shown in the fringes.

Conventional designs of graceful outline are quite as much favored as the floral patterns.

The mountings are widely varied, some perfectly plain in dull or bright finish, others with heavy mountings, and still a more elaborate class are mounted with semi-precious stones, the newest being uncut.

SNUGNESS IN NEW GOWNS.

Trigness the Hall Mark of Many Smartest Tub Gowns.

A noticeable snugness and trigness is the hall mark of many of the smartest tub gowns. The skirts are simply treated and their length width are unbroken, except for a band of needlework above the hem or a few tucks in a group. The top of the skirt is mounted with a slight gathering frontward—something more across the back. The bodice while gathered slightly at the waist outlines, because the material is drawn into the figure lines so snugly and belted. A bolero of the same fabric, short and very close fitting, embraces the bust and gives an excellent effect upon the figure, simple as it is.

There is a further suggestion about all this, that the handwork in finish takes away the severity somewhat, as the edge of the entire bolero is embroidered by hand. So is the high chemisette and stock and the turned over flat cuffs of the elbow sleeve. A popular little imagination to fancy how becoming such a gown may be with the bodice belted in with rose-pink ribbon and a single pink rose of great beauty fastened to the corsage just where the belero meets.

A straw hat, a cluster of roses and some tulle, fresh white gloves and shoes and a white embroidered parasol, coupled with youth and beauty, make as captivating a picture as may be found on the Florida riviera.

Dainty Evening Toilettes.

Transparent fabrics are having greater vogue than ever for dinner and reception toilettes, as well as for lance dresses, and when mounted over foundations of shimmering silk or satin they acquire a peculiar charm which is not to be found in more substantial fabrics. As a rule, these are sold in the form of robes, with the skirts ready shaped for mounting, and with sufficient material for trimming a bodice en suite, and the spangles or appliques are specially arranged to form a handsome border round the skirt, where the design is seen to the best advantage, and all that remains to be done is to mount the skirt in a suitable manner with plenty of foot frills to hold it out at the hem, and to design an appropriate bodice, which will be becoming to the figure.—Ladies Pictorial.

Guecr Municipal Industry.

The corporation of Burgess Hill, Sussex, England, grows peppermint municipally, and so profitably as to have made a marked reduction in the town taxes.

JET POPULAR JUST NOW.

Bright and Glittering Stones Are No Longer in Fashion.

Jet jewelry is popular and is now being worn to the exclusion of many of the bright and glittering stones that have so long been smart. Necklaces of jet, copies of antiques, are especially stylish and are favorites with women for both afternoon and evening wear, because of their massive and unusual appearance. Some of these neck pieces are beautifully carved, with medallion-like heads and intricate scroll or geometric designs. The chain proper is frequently a series of flat or round portions of jet connected with links or tiny beads. To the front of these chains three or four ornaments—large and of shapes that correspond with the chain—are attached and give curious, almost barbaric appearance.

Quite as heavy and Romanesque as these necklaces are the wide bracelets of jet that are so much affected. Many of them are round and perfectly plain, with the exception of an oval shieldlike decoration in the center, while others are elaborately carved, being covered with roses, leaves and vines, finely cut to bring out all the minute curves, etc., of the flowers.

Hair ornaments made in imitation of bowknots, sheafs of wheat and wild flowers are decidedly stunning in jet, as are the corsage pins used with evening gowns.

In the New Belts.

The new belts are wide and of ruffle kid. They are expensively mounted with a tall, narrow slide at the middle of the back and a very large buckle in front, both of gold, either "chased" after the revived fashion or, in most modern manner, set with dull, quaintly cut cabochon stones a l'art nouveau. They are mostly, too, of a delicately tinted kid, to match the elaborate blouse.

Best Road to Happiness.

Live not for selfish aims. Live to shed joy on others. Thus best shall your own happiness be secured, for no joy is ever given that does not have quiet echo in the giver's own heart.

NEW IDEA FROM PARIS.

Striped Jackets Are to Be Worn with Plain Skirts.

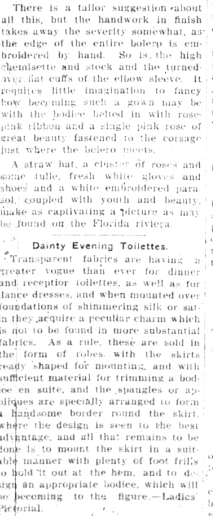
A striking yet really practical adaptation of striped materials has just been introduced by Paquin as his latest Parisian novelty in suits. Last season, indeed, more or less for many seasons, we have been accustomed to the plaid skirt and plain jacket, but this spring the noted Frenchman has reversed the order of things and has introduced a striped jacket to be worn with plain skirts.

Not often has such a decided novelty, as this the merit of being practical for the woman who cannot afford to change her suits often, but this new style is specially useful to just such people, for with a few inexpensive plain skirts, a wardrobe of a dozen or more jackets, and a wide embroidered parasol, coupled with youth and beauty, make as captivating a picture as may be found on the Florida riviera.

FOR THE TOILET TABLE.

Butterfly Pincushion Formed of Odds and Ends.

Novel and pretty ideas for pincushions are always welcome, and one sketch illustrates a useful form of pincushion for hanging on the wall, or from the corner of a dressing-table mirror. It can easily be made with the aid of any odd piece of cream-colored satin or silk that we may happen to have by us.



The shape of the butterfly should be cut out in cardboard and padded on both sides. It should then be covered with the material chosen, and sewn together at the edges. The butterfly design may be either painted on the cream silk or satin, or worked in colored silks, and the cushion should be suspended from the wall by means of a loop of ribbon with a bow at the top.

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 200 feet deep on Maple Ave., East, (half an acre). Fine barn and chicken house, cement walks, Furnace bath, closet, etc. Can be bought for what it cost to build. 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, south by D., G. H. & M. Ry., south by Bower street, west by Woodward Avenue, 66 feet front and 1,000 feet in depth, 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.

56

Lots 6 and 8 in Randall's Addition, price $135 each for the two; or will exchange for one lot in Birmingham.

101

One cut on Saginaw street, just south of land owned by Mr. Lockwood, is a bargain for some 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, 3 acres been grafted; 8 acres in buildings insured for $2,100; all plow land, well drained and under a high state of cultivation. Price $3,000.

103

Eighty-acre farm in Wilde Lake township, w ½ of s ½ 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, 2½ miles from Commerce; proposed electric road comes within a mile of the house. Price, $2,000.

114

Fine farm in the Township of Southfield; 88 acres, of which 75 are cleared and the balance is good maple timber. Two acres of orchard; building worth $2,000, and the exceptionally fine place can be bought for $3,000. Not cut.

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; about 10 acres of underlying timber. No marsh land on the place. Three!

120

Farm formerly belonging to Edward Clarke and located on the east shore of Pine Lake, in the township of Bloomfield and West Bloomfield, one of the finest locations on all the lakes in the region of Oakland county, as acres with its sixty feet of lake frontage, is offered for sale. A very beautiful oak and hickory grove. Farm touches long lake in the eastern portion and Pine Lake on the west. The price is less than sixty dollars per acre and the portion bordering on Long Lake can be laid out in lots which will sell worth five times the whole amount asked for the farm. Pine Lake is three miles from Pontiac and at the opposite end of Pine Lake is the station of the Pontiac railway and also a Orchard Lake. Worth investigating and we are ready to answer all your questions, either by mail or in a personal interview—which we would great'y prefer.

123

Nice little 40-acre farm near Big Beaver (8, ½ of N. ½ of S. E. ¼ Sec. 22, Troy). Barn 32x46 and Cistern house with 11 rooms. An acre of good orchard and 3 acres in grapes. Only one mile from the Rochester Electric Railway. Less than $80 per acre for the lot, and the terms are so easy that any man who means business can pay for it.

120

Vacant lots 47, 48, 49 of Williams's sub-division in Birmingham, Mich. Price $400 each. Terms easy, with small payment down.

127

House and lot on Fremont street in Birmingham, Mich. lot 60 feet. House nearly new, 3 rooms and closets, well and cistern. Price $1,100.

140

House and lot in the Campbell sub-division, on north side of Forest Avenue, 10 rooms, furnace, cellar under the whole house, open stairway, hard wood finish in natural woods, all kinds of fruit; a bargain at $2,500. Only the house cost more than that to build it.

146

Farm, 53½ acres good buildings; 3 acres timber, 3 acres orchard, one mile south of the Electric Railway, in Royal Oak township; in W. ½ of S. W. ¼ Sec. 29, town 1 north, range 11 east. If you come with the market of fruit there are forty year trees and few farms have more than 3 acres of trees all bearing apple orchards. One of the finest half mile roads out of Detroit the state can boast, is this farm. There is an artesian well also feet deep supplying an unlimited amount of mineral water which, if analyzed, would show it to be medicinal, would be worth more than the price of the farm. From $25 to $50 a month is easily 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 all other kidney and bladder diseases. A chemical analysis of this water will be furnished on request. The principal dwelling on the place cost over $5,000, and it is worth the money. It has a modern hot air furnace and all the latest conveniences, which are almost considered necessities now-a-days. A good brick tenement house—in fact twelve good buildings in all.

No. 160

Best farm in Township of Troy; buildings worth cost, $5,000 to build half as good; 100 acres, well fenced and buildings in excellent repair; one mile from electric railway. $7,000, or a little less perhaps, would buy it. Take you to see it any day.

No. 162

Seventy-acre farm in Waterford township. Price $2,700; $1,400 cash, balance on easy terms and long time; buildings alone worth $2,000; cranberry marsh that can't be too humble pay year without cultivation; Clarkston 2½ miles, Waterford four miles.

No. 165

Eighty-acre farm in Township of Wells, Taylorville county, Mich.; 30 acres cleared, 15 acres orchard, balance in second-growth timber; black sandy loam. An even $1,000 cash will buy it.

No. 166

Seventy acres just north of the base line in Royal Oak township; 30 acres cleared, 15 acres second-growth, and five acres orchard; no buildings; soil sandy, price $40 per acre. Only a minute; it's only a short distance from the Soldiers' Field Ground, and within 15 minutes of the City Hall.

No. 167

Wants to trade for 80 or 40 acres on or near electric. Ninety-four acres on east ¼ of southwest ¼ Sec. 15, Troy township; three buildings valued at $6,000 (insured for $1,700); fencing adapted to barn; farm well adapted for stock or dairy; 1½ miles from electric at Troy Center, where there are good schools and churches. Pure (to be 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, Franklin, and others; 45 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 better or good drainage for orchard of 5 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 orchards; 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. Come 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. If you couldn't build the house for $1,200, and that's all you ask for it, city water, wood shed, cellar, all ordinary conveniences. One of the best bargains we have. Show it to you any time.

179

Farm in Springfield township for sale or exchange for property in Royal Oak, Birmingham or Detroit; 120 acres; 10 cleared, 110 oak timber; 3 acres good apple orchard. Two buildings valued at $800; property unencumbered. Buildings insured. Price $2,200, enough down to secure.

180

Farm in Avon township; 35 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; 8 acres, all cleared; four acres good orchard; gravel and clay loam; three buildings worth $1,800, insured. Will sell for $3,800, enough cash down to secure.

183

Two lots in Royal Oak, Block A. Splendid location.

185

Corner lot, 100 feet front on Maple avenue 198 feet deep; good new 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; 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, between 2 buildings, fine orchard; 112 feet on Maple, 320 feet deep; plenty of room for chickens and garden; fine 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.

190

Seven-room cottage on Ann Street, just finished; one block from electric road, Furnace, cistern, lot 52x132 feet. Two buildings, insured for $1,800; fine location in growing part of village. Price $1,800, in cash.

191

Vacant lots Nos. 44 and 55, Block B, Willson's sub-division, Royal Oak Village; most desirable part of this growing village. Price $350 cash—no trade.

193

Thirty-five-acre fruit farm, 1½ miles north of Birmingham, on the town line, 8 buildings, insured for $1,300. All kinds of soil—clay, gravel, sand and black loam. Last year this farm produced 125 bushels raspberries, 20 bushels blackberries, 11 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, you bet. Price $5,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Joy Stock Farm; 3 buildings worth $2,000; insurance barn, plenty of small fruit, orchard of excellent fruit; 2½ miles from Fifth Division D. U. R.; 2 wells and fine spring. Price $4,000.

195

Fifteen acres in Township of Royal Oak; no buildings; small orchard; fine clay loam; a pretty picture; new land, well drained, clay bottom, black top soil, corner of the Fifth Division and Campbell road, ¼ mile east of electric road; adjoins J. L. Hand plant; 3 acres of this tract, which are worth $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 fencing well; 2 miles south 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; 15 acres good 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 acre.

200

One hundred and twenty-six acres near Birmingham; good buildings, well fenced, 20 acres 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, 175 feet deep; hot water heater, hot and cold bath, toilet, city gas, city water, every convenience; built 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; and any one to build it for less and now sell, they say. You can buy this beautiful home for $2,800, and have payments the same 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 sandy 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.

206

One hundred and forty feet front and 140 feet deep on Woodward Avenue; small fruit, apples, peaches; nice house with modern conveniences, and wing; hot air furnace, city gas, toilet and bath rooms, hot and cold soft water for bath, water motor, good cellar with cement floor, wood and coal sheds—in fact, one of the best locations and most-equipped residences in the Village of Birmingham; and the price is right. Don't take our word for it, but ask the man at the bank, and see if you don't think it is a bargain.

207

Scenes at Vineyard Lake ought to be attractive to any party who wants a good farm at a fair price. One and one-half miles west of Birmingham on the Franklin road; 160 acres clay loam and gravelly soil and not a foot of waste land; 10 acres timber; 6 flowing wells located in the various buildings and distributed in the different fields, where most needed; 14 miles of best tile drain running 3 rods apart over all the farm; best brick and concrete silo; 10 good buildings; 2 houses; ample barn room for 50 head of cattle or horses can be made accommodated. Oh, well! what's the use. We could count and count and count, but it is unsensonable, and party wants to sell owing to sickness in family. Let us know if you are interested and we will meet you at the car or train any time and go and look it over. Will exchange for part city property.

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 and barn, and $2,300 will buy it if you take it right off the last. Owner is moving to town, and that's the reason.

210

Nice little cottage with barn just west of the High School, on Martin Street; buildings insured for $600, good location. Price $1,200; you want for $600, anyhow. Ask the man at the bank. About $300 will swing it.

211

Just an acre of land. Never 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 beautiful little place, good little house with 4 rooms, in Southfield village. Everything goes for $1,000 cash down. Price $1,200 gets it if you come quick.

212

The premises formerly owned and occupied by the late G. C. Gibbs in the Township of Troy, Oakland county, Mich., adjoining the south side of the road which 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 exceptional; five ½ miles 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 26 acres in Royal Oak, on the line of the Rochester Electric, 2 miles north of Royal Oak; fare to Detroit 15 cents; gravel well 120 feet deep, good pure water, large barn; big apple orchard; 3 buildings, insured for $1,275, and $4,000 will take it, subject to a small mortgage, which can run at the pleasure. Will exchange for improved Detroit city property.

214

About 32 acres, 1 mile west of Rochester, 26 miles from Detroit. 4 land, 4 acres timber; house and barn worth $1,600, insured for $1,000. About 18 bearing butternut trees, 15 walnuts and 30 hickories; fine oak trees of Nature's planting border the farm on east and north. Can show you pictures and diagrams of this place, and that you will have almost as good an idea of it as if you went to see it.

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; 3 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. Everything actual 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, casting and trolling 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, 7 rooms of the best localities in our village; lot 60x100 feet; 18 large apple trees, bearing; 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. Everything actual 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, casting and trolling of bass, and then you'll give us twice the money. And it's worth it, too. Try it.

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217

Farm of 80 acres on Section 1, Troy; 5 buildings, 4 acres peach and 2 acres apple orchard; 40 acres cleared, 8 acres orchard; 2½ miles from Rochester Div. 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 could be interest almost anybody.

218

House and lot on the southwest corner of Townsend and Pierce Streets, Birmingham. Eight-room house, city water, fine sidewalks, delightful location, rents for $40 per month; 105 feet front-age on Pierce and 120 feet frontage on Townsend. Price? Well, if you know that Eight times two can raise it, but $1,800 will buy it. You couldn't build the house for twice that, and the vacant lots are worth more than that. Think it over.

219

Tidy little place for some one with moderate means. Corner Chestnut and Palm, Campbell Addition. Lot worth at least $600, and the house is insured for $1,200. Price $1,200 and terms 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 place, perhaps 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, adjoining 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. Price $1,500. Factory cottage with 1-story wing, making 8 rooms in all. Good barn, best well in town, 30 feet deep; room for 3 buggies. Buildings are insured for $1,100, and the place can be bought for $2,800. Confident, we say, this is 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, next door to Mr. Brownell's residence. Price for 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. Rents for $25 per month; houses of 8 rooms each. Furnace, water-closet, bath, hot and cold water, city gas, and each independent of other apartment. Rents for $25 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 crack 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

One of the finest little cozy homes in the thriving suburban Village of Royal Oak. Right on the line of the Rochester Division of the D. U. R.; cars for Detroit every hour, fare 10 cents. 7-room house nearly new; cellar, cistern, well, wood-shed, ½-acre, strawberries, peaches, pears, plums, apples, etc.; soil sand loam. Wait a minute! There's more to tell and it will take a good deal; the price is $4,500. Small payment gets it, with easy terms on long time and low rate of interest.

224

A 54-acre farm in the Township of Troy, on the line of the Romeo & Flint branch of the D. U. R.; 10 acres oak timber, excellent for fuel; 3 acres fine bearing orchard, 3 buildings valued at $4,000, 16-room brick house, flowing well piped to barn (every stall), basement barn 30x56—2 floors—accommodates 40 head of cattle and 8 horses; good silo; entire farm newly fenced with cedar and oak posts; fare to Detroit 16c; 46 rods to good school; 7 miles daily mail. Price $4,000. Terms easy. If this farm was on the Pontiac line among the fashionable Bloomfield people, it would be worth 10 minutes at that price. Come on; let's go and see it.

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 newly wire fence with cedar posts; 2 acres strawberries, which will realize $400 per acre; 400 peaches, 100 plums, 160 pears and—$3,000 will buy this good little farm. Free and clear. 2½ miles from Rochester line, and 3 miles east of Rimball's Corners, on the Pontiac line.

Her Specific Order.

Little Marie did not possess a pair of skates, and after using the rollers of a friend for some days she went to her father with the intention of getting a pair of her own. She met her with tearful ball bearings. She said: "Papa, I must have a pair of roller skates at once. And I want them like Jennie Smith's, with pall bearers on."

Rajah's Triumph Over Motor Car.

To-day we came upon a rajah driving in a motor car drawn by a pair of horses! Something upset the internal economy of the car, and as this was not the first time the car had failed the rajah had hit upon the brilliant idea of dispensing with petrol and using the good old horses instead.—Madras Mail.

Unprofitable Accumulation.

If I knew a miser who gave up every kind of comfortable living, all the pleasure of doing good to others, all the esteem of his fellow citizens, and the joys of benevolent friendship, for the sake of accumulating wealth, poor man, said I, you pay too much for your whistle.—Benjamin Franklin (1706-1790).

Pointer for Fishermen.

Lo, the poor Indian, when he went fishing, used to hang up a blanket in his canoe so that the sun would be hid from the water where he was getting his work. Then he could plainly see the fish, but they could not see him. This is a tip to some of our fishermen.