NEEDS OF THE DAY IN FARM AND HOME

President's Address at Celebration of Founding of Agricultural College in the United States.

TRUE DIGNITY OF LABOR

Callings of the Skilled Tiller of the Soil and the Skilled Mechanic Have Right to Be Recognized as Professions—Need of Skillful Training—Plea for the Too Often Overworked Farmer's Wife.

Lansing, Mich.—At the semi-centennial celebration of the founding of agricultural colleges in the United States, President Roosevelt delivered the address. In part he said:

The fiftieth anniversary of the founding of this college is not merely a national significance, for Michigan was the first state in the Union to found this, the first agricultural college in America. As a people there is nothing in which we take a juster pride than our educational system. Nevertheless, for at least a generation we have been making the full knowledge that there must be additional education beyond that provided in the public school as it is managed to-day.

We hear a great deal of the need of protecting our workingmen, skilled artisans, from pauper labor. I have very little fear of the competition of pauper labor. The nations with pauper labor are not the formidable industrial competitors of this country. What the American workingman has to fearful is the competition of the highly skilled workmen of the countries of greatest industrial efficiency.

Advice for the Workers.

The calling of the skilled tiller of the soil, like the calling of the skilled mechanic, should alike be recognized as professions, just as emphatically as the callings of lawyer, doctor, clergyman, merchant of cloth. The printer, the electrical worker, the boiler maker, the foundry man, should be trained just as carefully as the stenographer or the drug clerk. They should be trained alike in head and hand. They should get over the idea that to earn $12 a week skilled it "artisty" is better than to earn $25 a week and call it "work." The young man who has the courage and the ability to refuse to enter the crowded ranks of the so-called professions and to take to constructive industry is almost sure of an ample reward in earnings, in health, in opportunity to marry early, and to establish a home with independence and freedom from worry.

There is but one person whose welfare is as vital to the welfare of the whole country as is that of the wage-worker who does manual labor, and that is the tiller of the soil—the farmer. If there is one lesson taught by history it is that the permanent greatness of any state must ultimately depend upon the character of its country population than upon anything else. No gross and often no growth of wealth can make up for a loss in either the number or the character of the farming population. In the United States more than in almost any other country we should emphasize that should prize our country population. In every great crisis of this just as much dependence has had to be placed upon the farming population; and this dependence has hitherto been justified. But it cannot be justified in the future if agriculture is permitted to stand still as compared with other employments. We cannot afford to have the intelligently typical American, the farmer who owns his own farm, lag behind.

Social Side of Country Life.

Everything should be done to encourage the growth in the open, farming country of such institutions and such movements as will meet the demand on the best type of country life. There should be libraries, assembly halls, social organizations of all kinds, the school building and the teacher in the school building should, throughout the country district be of the very highest type, fitted to fit the boys and girls not merely to live without throwing away their chances, but to make the most of the country. The country church must be relieved of all kinds of agencies, from rural free delivery to the bicycle and the telephone, should be utilized to the utmost; good roads should be favored; everything should be done to make it easier for the farm—a dignified active and effective intellectual, political and economic factor.

But much has been accomplished by the growth of what is broadly designated as agricultural science. This has been developed with remarkable rapidity during the last quarter of a century, and the benefit to agriculture has been great.

The cornerstones of our prosperity are, on the one hand, the production of raw material, and its manufacture and distribution on the other. The production of raw material from the surface of the earth is largely a science in which the department of agriculture has hitherto achieved such splendid results. Of all the executive departments there is no other, not even excepting that which comes into more direct and intimate contact with the daily life of the people than the department of agriculture, and none whose yield of practical benefits is greater in proportion to the public money expended.

Field of Usefulness Ahead.

But great as its services have been in the past, the department of agriculture has a still larger field of usefulness ahead. It has been dealing with growing crops. It must hereafter deal also with living men. The government should realize the far-reaching importance of the study and treatment of the problems of farm life alike from the social and economic standpoints, and the federal and state departments of agriculture should co-operate at every point.

How can the life on a farm usually be made less solitary, fuller of opportunity, freer from drudgery, more comfortable, happier, and more attractive? Such a result is most emphatically to be desired. How can a compelling desire to live on the farm be aroused in the children that are born on the farm? These questions are of vital importance not only to the farmer, but to the whole country, and the department of agriculture must do its share in answering them. We hope ultimately to double the average yield of wheat and corn per acre; it will be a great achievement; but it is even more important to double the desirability, comfort, and standing of the farmer's life.

Need of Co-Operation.

Farmers must learn the vital need for co-operation with one another. Next to this comes co-operation with the government and the government can best give its aid through associations of farmers rather than through the individual farmer; for there is no greater agricultural problem than that of delivering to the farmer the large body of agricultural knowledge which has been accumulated, too, by national and state governments and by the agricultural colleges and schools.

The people of our farming regions must be able to combine among themselves, in the most efficient manner, for protecting their industry from the highly organized interests which now surround them on every side. A vast field is open for the co-operative associations of farmers in dealing with the relation of the farmer to transportation and to the distribution and manufacture of his products, whether it be done through such combination that the farmers can deal with the railroads on equal terms, or through the farmers' own economic and social power.

Practical Education.

Book learning is very important, but it is no means everything, and we shall never get the right idea of education until we definitely understand that a man may be well trained in book learning and yet, in the proper sense of the word, and for all practical purposes, be utterly uneducated; while a man of comparatively little book learning may, nevertheless, in essentials, have a good education.

It is true that agriculture in the United States has reached a very high level of prosperity; but we cannot afford to disregard the signs which teach us that there are influences operating against the establishment or retention of our country life upon a really sound basis. The overgrazing and wasteful cultivation of pioneer days must stop and give place to a more economical system. In our country life there must be social and intellectual advantages as well as a fair standard of physical comfort. There must be in the country, as in the town, a multiplication of movements for intellectual advancement and social betterment. We must try to raise the average of farm life, and we must also try to develop it so that it shall offer exceptional chances for the exceptional man.

Labor on the Farm.

All over the country there is a constant complaint of paucity of farm labor. Without attempting to go into all the features of this question I would like to point out that you can never get the right kind, the kind of labor if you offer employment only for a few months, for no man worth anything will permanently accept a system which leaves him in idleness for half the year. And most important of all, I want to say a special word on behalf of the one who is too often the hardest worked laborer on the farm—the farmer's wife. I emphatically believe that for a great majority of women the really indispensable industry in which they should engage is the industry of the home. As no other learning is as important for the average man as the learning which will teach him how to make his livelihood, so no other learning is as important for the average woman as the learning which will make her a good housekeeper and mother. But this does not mean that she should be an overworked drudge. There is plenty that is hard and unattractive and disagreeable in the necessary work of actual life; and under the ordinary circumstances, no matter how tender and considerate the husband, the wife will have at least her full share of work and worry and anxiety; but if the man be worth his salt he will try to take as much as possible of the burden off the shoulders of his helpmate.

Scores Women Who Shirk Duty.

Do not misunderstand me. I have not the slightest sympathy with those hysterical and foolish creatures who seek to make the mere bearing of children their duties. I have as hearty a contempt for the woman who shirks the bearing and rearing of the children, of doing her full housewife's work, as I have for the man who shirks his full share of his duty of earning a living for himself and for those dependent on him, is equally brutal toward his wife and children. I believe in the fullest happiness that comes from the performance of duty, not from the avoidance of duty. But I believe that in the long run it is to those who are given us, to bear one another's burdens, and in this respect in our own homes. No outside training, no co-operation, no government aid can adequately take the place of a strong and upright character, of goodness of heart combined with clearness of head, of the will to work and the toughness of fiber necessary to wring success from adverse circumstances. Nothing outside of home can take the place of home, and the home can be made adjunct to the home, but it is a wretched substitute for it. The fundamental relation is the more fundamental, the most important of all relations. No learning in church or school, in shop or in industry, however great his achievement, does work of equal importance with that of the father and the mother, the first priests and sovereigns and the most divine of priests.

JOURNEY OF A TREE WOOD

Eucalyptus Sends Shoots Up Over a Wall to a Sewer.

From Santa Barbara, Cal., there comes a story of a most interesting freak of vegetable life which is strictly vouched for.

Through a certain garden there ran, some years ago, a sewer made of redwood timber. This sewer was again cased by an outside sewer. Across the sewer there was built a brick wall many feet high, and in such a way that it was pierced by the inner sewer, but it ran close tightly, while the outer sewer ended abruptly against the wall.

The outside sewer casing had in course of time decayed and a eucalyptus tree, standing some 60 feet away, had taken advantage of this and sent one of its roots into the covered spot in as direct a line as possible.

Here the root entered the outside sewer and followed its course as far as it could. At last it came to the wall, which shut off its course, and it could go no farther, the inside sewer being perfectly tight.

But on the other side of the wall the sewer and its double casing continued, and this eucalyptus tree evidently knew how to get there.

Some three feet high in the brick wall there was a little hole, an inch or two in diameter, and this the eucalyptus tree was aware of, as its big root began to climb the dry wall and face the sun and wind until it found the hole, through which it descended on the other side and entered this sewer casing and followed it along as formerly.

How did the tree know of the hole in the wall? How did it know that the sewer was on the other side? How could it direct the root to go and find that place with such precision? The fact is that the sensitive tips of the roots of any plant grow always and unerringly in the direction of its food, just as the eucalyptus tree did.

Mahogany Railroads.

Mahogany is often used for ties by the railroads of Cuba as well as in other tropical countries, but Sir William Van Horne has forbidden it on his road. He considers it a crime to cut small mahogany trees, as there is plenty of other timber in the forests suitable for construction purposes. A bridge on the Cuba railroad near Santiago is built entirely of mahogany, but in violation of orders.

Photo Ash Trays.

Photographers too often have prints which through some cause or other are partly spoiled. Well, Uncle Camera, why not take some of these half-spoiled prints and cut out the good parts and paste them on the under side of the same kind of a disk used for the cigar bands? The writer has one on which he has pasted some sixty heads of himself and wife all cut from prints that were spotted or spoiled.

A young girl should make the most of her birthdays, for after she gets a little older she won't have any.

Spanish Court Will Try Case.

Madrid.—The Spanish supreme court has decided that it is competent to try the suit of the heirs of Elena Sanz against the heirs of King Alphonso XII. Elena Sanz was a beautiful Bohemian opera singer, with whom Alfonso XII., father of the present king of Spain, became enamored. She bore the king two sons, the elder of whom she named Alfonso. Her heirs are suing to have an annuity alleged to have been left them, but paid by the government.

Canal Water Supply Short.

Panama.—According to a report made by the minority of the Isthmian canal commission it was estimated that the area of the canal and lakes would not exceed 110 square miles. It now appears that that portion of the canal and lake surveyed up to date, which is less than half of the ultimate total, exceeds 200 square miles, and fears are entertained regarding the sufficiency of the water supply. The Chagres river, it is said, can not supply water for this increased area.

SIDE LIGHTS ON MICHIGAN

BOY SHOT HIS FATHER TO SAVE MOTHER'S AND BROTHER'S LIVES.

WEDDED ABOARD YACHT

Scenes and Incidents of Various Kinds That Have Been Noted in and About the State.

Shot His Infuriated Father.

Charles Laycock, a farmer living near Bassett, was shot through the head and instantly killed by his youngest son, William, aged 16, who appeared with a rifle just in time to save the lives of his mother and brother Albert. Laycock had returned from town about 1 a. m. much the worse for liquor. He entered his wife's room and pulling her from bed began to pummel her and had just pulled a knife when the elder son interfered. As the latter was unarmed he ran at his father's mercy, as the parent went at him with the knife. The younger shot the drunken brute through the heart and fired just as his father had the knife raised to strike Albert.

The bullet pierced Laycock's brain and he died instantly. The son was arrested, but it is not likely that he will be prosecuted.

A Unique Wedding.

A Sunday afternoon wedding on board a yacht, decorated with syringa, violets and other wild flowers as for a gala occasion, was the unique event on S. S. Armstrong's boat, the Ariel, off Belle Isle, when Miss Mabel Pearl Armstrong being the central figures and Rev. J. Ambrose Duffel, pastor of the Warren Avenue Presbyterian church, officiating. A wedding supper followed the ceremony, the party including the immediate families of the contracting parties and a few friends. The craft made the run from Belle Isle to the city in time for the couple to take the evening train for Buffalo and the east.

Died in Great Agony.

James J. Perry, aged 52, an old resident of Jackson, died from injuries received by a pile of lumber toppling over on him in the Booth & Boyd lumber yard. Forty stitches were taken in his head, his legs were both broken in two places and he was terribly injured internally, but his powerful physique kept him alive 36 hours, during which time he was conscious and suffered great agony. The lumber was gulped to hold him just before he died. He leaves a widow and five children.

Narrowly Escaped Cremation.

Martin Frasier, of Port Huron, was carried from his home by neighbors Sunday morning while his home was burning. Frasier was sleeping and did not discover his danger until the flames had reached his room. The exits were shut off and he broke through a window and was carried out by neighbors. The building is one of the city limits and the fire department was not summoned.

A Quiet Sunday.

Seven men were slashed with knives or beaten with clubs and two were shot in the city of Detroit in a saloon brawls which took place in Hamtramck, near the Detroit city limits, Sunday, which goes to show that the lid is completely off in that suburban district despite the law and the sheriff of Wayne county.

Barely Escaped the Mob.

Frank Shampo and Frank St. Peter, the two young men who on Decoration day at Wallace committed the murder of Shampo, are held in default of $5,000 bonds. The crime was the worst of its kind that has happened in the county. St. Peter drove to the home of Mrs. Leanna, at night, stating that the mother of Shampo was dying and wanted to see her. Mrs. Leanna stepped into the rig. When the woods were reached Shampo, who had hid in Peter, attacked her, it is charged. The sheriff had difficulty in protecting the prisoners from the violence of a mob.

Ward Goes Home.

Rep. Charles Ward, Edith Presley's friend, is doing so well by way of recovery from his operation for appendicitis that it is now expected he will be removed to his home in Bunerort Saturday.

It is not the expectation that Ward will ever tell what he knows about the case and the girl who met death in Detroit, as the result of a criminal operation. His attorney, Arthur Tuttle, advises him not to talk, and he is not disposed to discuss the statements that have been made linking his name with that of the dead girl.

"We Are Dying."

Hilbeath caused John Sanders, farmer, and his wife to enter a pact to kill themselves by taking four ounces of chloroform.

They went to the banks of Big lake, half a mile from Brookfield, and swallowed the poison. They called out to Mrs. Thuma, who was rowing on the lake and told her they were dying. She ran for a doctor.

There was no hope for Sanders, but Mrs. Sanders' life may be saved.

At a protest from resorters the fare between Pontiac and Sylvan and Cass lakes has been reduced from ten cents to five.

John Hume, aged 42, formerly of Port Huron, was drowded at Spokane, Wash. Hume left six months ago and he was on his way home when drowned. He leaves a mother, sister and two sisters.

While gathering mushrooms, Elton H. Easelstyn and Bert Sumner, of Lansing, were attacked and brutally assaulted by three tramps. Easelstyn had his wrist severly cut by a knife, wielded by one of the tramps.

In order to give a chance in life to two boys convicted of stealing brass from the Michigan Central Railroad Co., a representative of that corporation in Battle Creek asked the judge to suspend sentence, and cave the youths a position with the concern they robbed.

The Michigan Central has been making tests of the eyesight of its trainmen for color blindness and as a result it is said that a number of the old eat engineers are to be laid off.

Henry Buckley, of Flint, serving time for drunkenness, saw his son brought to jail for petty theft, and greeted him sympathetically.

TALES OF HORROR

FROM THE NORTH CAROLINA HILL COUNTRY.

Diseased Mind of Fratricide Wove for Himself a Fertful Punishment—Sitting for Hours with Silent Ghost.

A man named Shelton of Cherokee county in the mountains of North Carolina, a few years ago in some drunken brawl killed his own brother. Escaping somehow the punishment of the law, he was driven over to the horror of what he had done and upon his own mind wove for himself a frightful punishment. He believed and asserted as a fact that every night a hair was drawn from his head by his slain brother, coming through the night from the unseen regions of the hereafter for that purpose. It is a known fact that Shelton did become bald little by little until not a hair was left; and some of his neighbors believed in the nightly visitation of the dead man as firmly as the sleeper himself. No explanation was offered and no deductions were made. That nightly coming, the silent plucking of the hair, and the departure were accepted statically as a thing actually and undoubtedly happening and part of the man's regular life and experience. Shelton died recently after having allowed himself with his grotesquely bared head to be exhibited in a tent through mountain hamlets as "The Modern Cain," and the local newspapers recall his story.

Of a wholly another manner, living many miles from Shelton and debarred of any possibility of knowing about him, who told the mountain girl he was about to marry that she must reconcile herself to his nightly visit from a dead man, the bridegroom, called to his bedside and sat with him an hour after midnight. The stout-hearted bride married in firm expectation of the ghostly visit at her couch and according to her sworn evidence in court, elicited testimony in the trial of another case and in the presence of an audience of horrified, stiffened and breathless mountain people, she was not disappointed. She swore that regularly every night the murdered man kept his tryst, and that she and her groom lay awake and looked at him. It was another man of this same neighborhood who committed a murder and undertook to dismember and hide the body of his victim. He told his friend that night he would be carrying the severed head in a bag over his shoulder across a certain wide hill where the broom hedge was growing in the late autumn, the head suddenly began to whistle a tune which was a favorite with the dead man.

What morbid poet or romancer could conceive a more ghastly thought than this—the severed head emitting suddenly the whistling of a lively tune on a bleak broom hedge hillside in the solitude of an autumn midnight with the moon looking coldly down?

Where Fielding Is Buried.

The "father of the English novel," the two hundred and thirteenth anniversary of whose birth fell the other day, lies buried amid the cypress trees of the English cemetery of Lisbon. Not long after his death a tomb was erected to mark the spot—a memorial which an English visitor in 1772 found "nearly concealed by weeds and nettles." In 1820, through the exertions of the British chaplain, a large sarcophagus was substituted, which about 20 years ago was repaired, and the inscriptions, a long one in Latin on the front and a short one on the back, "Luget Britannia gremio non dari fovere natum," carefully restored.

As he tells us in the "Bible in Spain," Borrow visited and reverently kissed "the cold tomb . . . of the author of the most manly and most jovial which this island ever produced, whose works it has long been the fashion to abuse in public and to read in secret." In 1859 Tennyson, then on a visit to Lisbon, attempted to visit the spot, but could find no one to let him into the cemetery, in which, it may be added, another noted Englishman—Philip Doddridge—Has buried.—Westminster Gazette.

Travel of a Pennsylvania Teacher.

Milas Walker, son of ex-Sheriff Miles Walker of Center county, who last June graduated from the Bellefonte high school, just closed his first term of teaching school, and with it he has made quite a record.

His school was at Rock Forge, which is seven miles from Bellefonte, preferring to board at home, he walked these 14 miles each day, with the exception of 14 tips which he made on a bicycle. The distance covered during the term, 2,156 miles, and it also from that the 2,156 miles, he traveled on his bike, leaves 1,556 miles which he walked. He left Bellefonte early in the morning, and quite often the thermometer registered 10 to 14 degrees below zero. In addition he broke the fires in the morning in the school house and made fire, having the room warm before school was called at nine o'clock.—Philadelphia Record.

Another Outrage on Labor.

"Speakin' of child labyh," remark'd the colonel, "in my humble opinion it is nuthin' in comparison with the way they wuk the photographs hesh in New York. Day in an' day out, night in an' night out, hedy' breakfast, hedy' supper an' hedy' bed, they keep them fresh photographs a wukin' an a wokin' hard.

"Nex' winter when I am in Washington I shall make it my business to try an' pass a bill thru congress prohibitin' the wukin' of any photograph, young, old or middle aged, no 'e eight hours a day, if that, with half a houah at noon regulah fo' lunch an' recreashun."

No Romance About This.

"I know of but one authenticated case of a person's hair turning white in a single night," said the physiologist. "It was the case of a young and beautiful girl who—"

"Who was jilted?" we interrupted eagerly.

"No; who fell head first into a barrel of flour."

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.

178

Seven-room cottage on west side of Bates street, 40 feet frontage, 120 feet deep. You couldn't build the lumber cost, $1,300, and that's all we ask for it. City water, wood shed, cellar, all ordinary conveniences. One of the best bargains we have. Show it to you any time.

179

Farm in Springfield township for sale or exchange for property in Royal Oak. Inquire of Henry Pontiac, 120 acres; 108 cleared, 12 of oak timber; 4 acres apple orchard; 2 acres hops; 2 acres sugaring; 2 acres pasture; 2 acres of land for sale at $400; property unincumbered, buildings insured. Price $4,700, enough down to secure.

180

Farm in Avon township; 88 acres of good clay loam; 70 acres cleared; 18 acres of timber; 2 acres apple orchard; 2 acres pasture; 2 acres of land for sale at $400; property unincumbered, buildings insured. Price $4,700, enough down to secure.

181

Farm for sale in Town of Southfield; 80 acres, 35 cleared; four acres of apple orchard; gravelly loam; three buildings worth $3,000, insured. Will sell for $3,500, enough cash down to secure.

182

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

185

Corner lot, 100 feet front on Maple avenue, 120 feet deep; one good building, insured; two blocks to small fruit. A bargain for $2,000, one-half cash down.

187

House and lot, in Campbell Subdivision, Birmingham; buildings insured. Come in and see 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 the depot. Lot 100x300, toilet, hot and cold water, city gas, 19 rooms, 2 stories, two baths, more than new; 3 buildings, fine orchard; 112 feet on Maple, 300 feet deep; plenty of room for chickens and garden; good barn, fine workshop.—Say! Did you ever see one, anyhow? Will sell for $4,000 and 52 feet front by 150 feet deep for $2,800. One of our best bargains.

190

Seven-room cottage on Ann Street, just finished; lot 50x150, fronting on road; cellar, cistern, fine well; 12x20 feet. Two buildings, insured for $1,800; fine location in growing part of village. Price $2,600.

191

Vacant lots Nos. 54 and 55, Block B, Willson's sub-division, Royal Oak Village; most desirable lots of this growing village. Price $350 each—no trade.

193

Thirty-five-acre fruit farm, 1¼ miles north on Birmingham road, on the town line; 6 buildings, insured for $1,300. Will take any kinds of city property, and land dark loam. Last year this farm produced 122 bushels of apples, 300 bushels of berries, 111 bushels strawberries, 10 tons hay, etc. Gravel ridge 60 rods long; 10 acres of this land inexhaustable supply of gravel, is worth almost the price of the farm alone. No waste land and under a high state of cultivation. Worth looking at anyhow. Price $5,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Joy Stock Farm; 5 buildings, good house, basement barn, 40 acres of small fruit, orchard of excellent fruit; 2½ miles from Flint Division D. U. R.; 2 wells and fine spring. Price $4,000.

195

Fifteen acres in Township of Royal Oak; no buildings; small orchard of staples is a pretty level loam soil; corner of the 9-mile road and Campbell road, 1 mile east of the Woodward avenue, two miles Hudson and Duffield tracts, which are held at $500.00 per acre; 1¼ 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 house, fair barn, good well, 2 lots, fine flowing well; 2 miles east of Flint electric road, 2¼ miles from Big Beaver; good farm for somebody. Price $625.

198

Ten acres 1 mile east of Royal Oak village; excellent land, 80 rods from Woodward avenue. 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 North Lake station on the Pere Marquette road. Price $1,200. The place is well fenced, and the price will enable you to build the kind of house you may require.

200

One hundred and twenty-six acres near Birmingham; good buildings, well fenced, fine timbered, flowing well; 2 miles from Birmingham, through the farm; ½ mile from Birmingham station on the D. U. R. Price $10,000, and the terms easy. Terms not so easy if you have said within the past year, in the immediate vicinity, for $150.00 per acre. Small farm, but it is the best in it will please you, and if you don't buy we won't grumble.

201

Five 2-story residence on Maple Avenue, corner of High Street; 50 feet front, 125 feet deep; hot water, hot and cold bath, toilet, city gas, water; every conceivable convenience; 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 get 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 Hatchery Corners, 1½ miles from Royal Oak; soil clay loam, no waste; one of the pleasantest locations in the county; 1½ miles from city residence. The place is held for more money, but may sell us at $2,400 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; two blocks to the Commercial; story 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, good cistern, shade—in fact, one of the best locations and most-equipped residences in Royal Oak village or Birmingham; and the price is right. Don't take our word for it, but ask any one at the bank, and see if you don't think it is a bargain.

207

Seems as if this place ought to be attractive to any party who wants a home and a little land. One and one-half miles west of Birmingham on Maple road; 100 acres; 60 cleared; good gravelly soil and not a foot of waste land; 10 acres timber; 6 flowing wells located at the various buildings and distributed in 6 different fields, where most needed; 14 miles of best tile drain running 4 rods apart over all the land; 2 miles of best concrete silo; 10 good buildings; 2 houses; ample barn for 60 head of cattle with room for machinery accommodated. Oh, well! what's the use. This place is worth $100 an acre, and the price is reasonable, and party wants to sell owing to sickness in family. Let us know if you are interested and we will meet you on the place and show it to you and look it over. Will exchange for part city property.

208

Five acres and 4 good buildings, making a nice little home near the Village of Southfield. Flowers, school, church, etc., within 20 rods. The buildings cost more to build than the price asked for the place, and we will make a big 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 5-story house, plenty of fruit, beautiful apple trees on south side make it a shady, restful residence. Would cost $2,700 to build the house alone, and $2,250 will buy it if you take it right off the last. Owner is leaving town, and that's the reason.

210

Nice little cottage with barn just east of the High School, on Martin street; buildings insured for $400; good location. Well, what do you want for it, anyhow? Ask the man at the bank. About $500 will swing it.

211

Just one acre of land. (Ever read that book that established a record for brevity, called "Forty Acres Enough?" No? Well, you ought to. It's worth while.) Forty-one is enough for us. Only little home with 4 rooms, in Southfield village. Price $1,000, and we want to close it up before April 1, and $250 down is if you want it.

212

The premises, formerly occupied by and owned by the late O. C. Gibbs, M. D., on the north side of the Rochester road, about one-half mile south east of the road which 20 acres of land can be made separate if desired. Twenty acres on the north side of the road, with barns and all other necessary buildings. Location exceptionally fine; 10 miles from Detroit, 1 mile from Flint Division D. U. R. Have you take out the cost of the house and buildings, the price we ask would bring the land down to about $40 per acre. Take you to see it any time.

213

Fine little farm of about 73 acres in Royal Oak, on the Dixie road, 2 miles from the village of Royal Oak; fare to Detroit 15c; good cellar; well 130 feet deep; good pure water; 1-acre basin apple orchard; 3 buildings, insured for $1,000, and $4,000 will buy it; subject to a small mortgage, which can run for 5 years if desired. It is exceptionally improved Detroit city property.

214

About 32 acres, 1 mile from Rochester, 26 miles from Detroit. A1 land, 4 acres timber; house and barn worth $1,000; insured for $1,000. About 30 bearing butternut trees, 3 acres apple and 3 acres orchard; fine oak trees of Nature's planting beside the farm; 2 wells, 1 with good water; 2 miles from town and diagrams of this place, so that you will have almost as good a sight 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 the excellent fishing, 1½ miles west of Birmingham; 10-room house with cellar, fine new barn; new cow barns; fences in good shape; 2 acres of young peaches, 1 acre of apples; 1 acre of young maple; apple orchard; which bore 700 bushels of marketable apples the last season. Price $6,000. One mile to R. F. D. Daily mail and telephone service. Abundance of excellent water; well and cistern; well piped to house and other buildings. Eighty acres and the price is $6,000. Well, if you will let us take you to see it and you say it isn't worth the money, we'll take you for a ride on the lake, catch you a nice string of bass, and then we'll give us twice the money. And it's worth it, too. Try it.

216

A new, modern dwelling, constructed by a well-known builder for his own use, from best concrete blocks, hollow walls, 2 stories high, in one of the best residence parts of the village. Price $3,100 for large apple trees; bath, water-closet, hot and cold water, electric bells, gas, fine cistern, house beautifully finished in hard wood, large attic. Best of reasons for selling. Price $3,800. Let us show it to you any day—any time.

217

Farm of 80 acres on Section 1, Troy; 5 buildings, 4 acres beech and maple timber, 76 acres clearing; 4 acres orchard; ½ miles from Rochester line D. U. R. Can be bought cheap; $3,000 cash will put the place over $35 per acre. $1,000 cash will buy it, with balance on long time at low rate of interest. Seems as if that ought to interest almost anybody.

218

House and lot on the southwest corner of Trowbridge and Woodward, Birmingham; 8-room house, city water, fine elm shade trees, delightful location; lot 100x300; rent for $12 per month; 100 feet frontage on Pierce and 130 feet on Trowbridge. Price? Well, if you think it's too low, we can raise it; but $1,800 is our price. If you couldn't build the house for the money, 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 $500, and the house is insured for $1,250; that's $1,700, and prices are advancing all around us in this location. If you come right away we will consider an offer of $1,500, and if you don't we will be very much surprised if you over the premises, we will introduce you to the owner, and you can make your own terms. That's fair.

220

An acre and a quarter right on the west side of Woodward Avenue, just north of the power house on the electric line. Without exception the finest home site in the village. Room for chickens and a cow if you want it. Nice little 2-story cottage with 3-story wing, nearly new, and well built. Good barn, best well in town, plenty fruit of all kinds. Buildings are insured for $1,100, and the place can be bought for $2,900. Confidentially, this is about the best bargain on our list. Let's talk it over and talk it over together. Any time.

221

Fine house and two and one-half lots on Davis Street, Brown's Subdivision, Flint and cold water, furnace, water-closet—everything! Also house and lot on Lincoln Street, Maple Avenue, just east of the Presbyterian Church. Will sell either 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 5 rooms each. Furnaces, water-closet, bath, hot and cold water, city water, and gas, each independent of other apartment. Rents for $15 per month each. Well, you can't pay $30 per month for all taxes and insurance. Good barn on the premises, and lot 50 x 150 feet. Price $3,500 for the front age on Woodward, and 185 feet deep; room for a nice garden. Live in one apartment and have a steady income from the other. This is something to ponder over. Come in and talk it over with us. Always at your service. If you can't call, write.

223

One of the finest little cozy homes in the thriving village of Rochester, village of Royal Oak, right on the line of the Rochester branch of the D. U. R.; cars for Detroit every half hour. Lot 100x300, house nearly new; cellar, cistern, well, wood-shed, barn, strawberries, peaches, pears, plums, apples, grapes, and lots of flowers. Well, we don't know if we can't take a little off for a cash deal. Price $1,700; 16½ acres of land goes with it, and the price is $1,700 for everything. Well, we'll take easy terms on long time and low rate of interest.

224

A 54-acre farm in Township of Troy, on the line of the Romeo & Flint branch of the D. U. R.; 10 acres maple timber, excellent clay loam, 2 acres in apples, every conceivable variety; house, 8 rooms, 10-room brick house, flowing well piped to barn and house; barn 40x60, with 20-foot lean; accommodation for 20 cows and 6 horses; good silo; from 30 to 40 tons of hay; 2 acres of good sweet potatoes; fare to Detroit 16c; 40 rods to good school; 1½ miles to Romeo; 2½ miles east of Kimball's Corners, on the Pontiac line.

225

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

227

Five acres just outside of the corporation limits of Birmingham, adjoining Fred Owen's frontage on Woodward Avenue, on the Pontiac electric line; car stops in front of the place; good house, with nice street (6-inch of the River Rouge) crossing the back end of the premises. Finest location in the county for a home. Good outbuildings, fine buildings, but can be bought cheap enough so that you can build to suit yourself and have one of the finest homes among the many in the Bloomfield Hills district. Just what you want, and we will tell you all particulars. Rather show it to you, though.

228

First stock farm in the Township of Troy; 239 acres, no waste land, flowing well piped to the barns; 2 good houses and 3 good buildings; 1 mile gravelly ridge; farm well fenced and properly drained; 2 miles from Stephens, 2½ miles south of the D. U. R. 15 acres good beech and maple timber, plenty of best fruit; buildings are insured for $2,800; fare to Detroit 16c; 40 rods to good school. Are as if that would interest any one who had an idea of buying a farm at this. Take you out to see it any day.

229

A pleasant and sightly farm of 71 acres in West Bloomfield, 3 miles from Northville, electric cars; 5 acres orchard, 4 acres good timber, 5 buildings worth $2,000, and fare to Detroit 15c—and it is well worth it. Soil sandy loam and clay loam, nearly high state of cultivation. Better investigate.

230

Seventy-one-acre farm in Township of Troy; good buildings, well fenced and drained, well watered; house on River Road, adjoining Joy Stock farm—never dry; ½ mile from good school; 5-room 2-story house, fare to Detroit 15c; 2½ miles from Stephens, 2½ miles south, and $6,000 will buy it. Just as good a farm as any in the Township of Troy, and that's one of the best towns for fine farms in the world. Not? Well, we'll prove it to you if you'll let us.

231

Two-story, 7-room house in good repair; well cistern, cellar, fruit, etc. Price $1,000; terms easy; $1,000 to build—and that's all we ask for it. Desirable school house, 5 minutes' walk. 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. Not? Well, we'll prove it to you if you'll let us.

You must make it quite clear to your own mind which you are most close you may be considered a dishonest upon, popularity or usefulness—