The Vanishing Fleets

BY ROY NORTON

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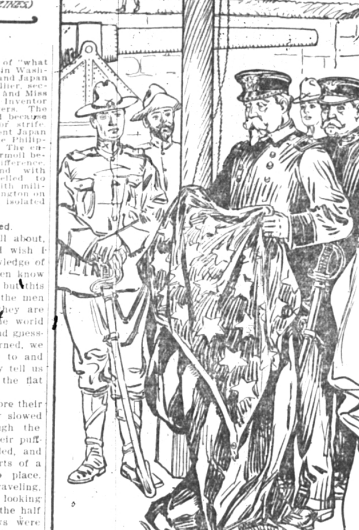
ILLUSTRATED BY A. WEIL

SYNOPSIS.

"Vanishing Fleets," a story of "what might have happened" soon in Washington with the United States and Japan on the verge of war, Guy Hillyer, secretary of the British embassy, and Miss Norma Roberts, chief aide of Inventor Roberts, are introduced as lovers. The government is much criticised because of its lack of preparation for strife. At the most inopportune moment Japan declares war. Japan takes the Philippines without loss of a man. The entire country is in a state of turmoil because of the government's indifference. Guy Hillyer starts for England with a secret message, and is compelled to leave Norma Roberts, who with military officers, also leaves Washington on mysterious expedition for an isolated point on the Florida coast.



The Flag Under Which He Had Fought So Valiantly.

CHAPTER II.—Continued.

"I don't know what it's all about, boys," he said, relenting. "I wish it did; but I have no more knowledge of it than you have. I don't even know why Miss Roberts is aboard, but this much I am certain of. That the men in Washington know what they are doing, and all the rest of the world can just keep on criticising and guessing. As far as we are concerned, we are officers who have sworn to and will obey orders, even if they tell us to go to the outer edge of the flat earth."

Darkness came on them before their next stop was made, and they slowed down as they passed through the yards of a large city, felt their puffing locomotive being uncoupled, and heard the slow resonant shunts of a fresh one being driven into place. They were tired of the day's traveling, and sat in listless silence, looking through the open windows at the half deserted platforms. Newsboys were running here and there offering the latest editions, and they called them to the side of the coach and bought newspapers from them. The silence in the car was broken by the admiral, who had been the first purchaser.

"Well, I'll be blanked!" he said, angrily crumpling his paper into a ball which he threw on the floor at his feet, before he began striding up and down the aisle. What he had read beneath flaring headlines was this:

"Washington, May 28.—The Japanese have taken the Philippines, together with the gunboats Marietta and Corbett, and are now landing troops from a large transport. The incredible and disgraceful feature of the affair is that not a gun was fired by either side, our only contending themselves by running up their white flag when the enemy approached. The cable operator sending the message said that he did so under the surveillance of two Japanese officers, who at the conclusion of the message would disconnect the cable, thus putting the islands out of communication."

CHAPTER III.

When the Flag Came Down.

The government was compelled to take action toward pacifying its own subjects immediately after the news of the Hawaiian surrender, public indignation having risen to the point where the people threatened to take matters into their own hands. Without a dissenting voice the journals of the country came forth with scathing editorials, occasionally asking the president whether it was the intention of the administration to run up a white flag as soon as a fleet approaching enemy neared the shores, and thus surrender the whole United States. Therefore an appeal for patience was issued in the following terms:

"The president and his cabinet, acting for and empowered by congress in special session, most urgently ask the people of the United States to withhold judgment on the conduct of the war for at least a week longer; when it will be fully demonstrated that the government is following a well-defined policy, which will not only avert bloodshed, but will impose no disgrace upon our country. The exigencies of the situation are such that to make public our plans would be to defeat our own ends. We therefore ask the earnest support and cooperation of the people of the United States by such means as lie within their power, which at this time can be shown best by a cessation of mass meetings and criticisms tending only to embarrass the government in the discharge of its duty and the bringing to a successful termination the conflict which is now on."

Contrary to the usual form of proclamation, this one was signed not only by the president, but by all members of his cabinet, who, therefore, jointly assumed the responsibility. As there was an inclination to deride the message, and then when more sober thought prevailed a spirit of fairness dictated that the administration should have its chance.

Foreign advices indicated that no attack might be expected against the shores of the United States proper for even a greater length of time than ten days; hence the respite of seven days seemed a reasonable limit within which the government might demonstrate its theories.

It was possible that the public temper would have remained passive for the full period, but for a somewhat unfortunate and graphic description of what had taken place in the Philippines, cabled by the correspondent of a London paper, who had been on the scene, and which read as follows:

"The surrender of the Philippine islands by the United States to Japan constitutes what is probably the most remarkable chapter in the history of wars. Not only was there no battle fought nor any attempt made at defense, but what is worse, or would seem so to any man with red blood in his veins, is the humiliation imposed upon the Americans by their home government. To an impartial observer it would appear that nothing but madness could dictate such a policy. The facts of the case are as follows:

"Although trouble had been expected with Japan by every reasoning inhabitant of the islands for many months, the government at Washington apparently made no attempt whatever to strengthen its position, and, on the contrary, seemed rather endeavoring to weaken it. As the whole world knows, there have been immense and costly fortifications under progress of construction in the islands for the last ten years. More than 20 days ago, by official order, work on these defenses was summarily stopped, the workmen discharged and the engineers ordered home. This was the first act of treachery toward the Philippines.

"Immediately following this incomprehensible action all war vessels in waters surrounding the islands and on the Pacific station were ordered to ports in Europe, where they rendezvoused in what can never be called but neutral territory. And there they are at this moment, thousands of miles from the scene of conflict, incapable of either offense or defense. Had the government deliberately chosen to put itself out of touch with the whole war, it could have selected no more effective method. Your correspondent has had the honor of an intimate friendship not only with the civil officials of the islands, but with the men of the army and navy as well, and is therefore in a position to give trustworthy and detailed information of what at this time seems little less than an infamy.

"It had been known for some days that orders of a most remarkable nature had been received by the governor of the islands and the commanding general. What these were, however, remained a secret until that memorable day of May.

"At ten o'clock on the morning of May 27 a cloud of smoke became visible on the horizon, and when within range of the glasses it was discovered that in the offing floated two cruisers of the first class and one battle ship, flying the Japanese flag and cleared for action.—The officer in command of the fort at once communicated this fact to the governor, and a consultation was called, to which all officials of both branches of government were summoned. Inasmuch as the gravity of the situation required the absolute concurrence of all concerned, the consultation was not confined to men of high rank, but included every commissioned officer from the army and every official of standing in the civil government. The men, wondering at this strange call, and aware that something unexpected had happened, responded to the summons and repaired to the governor's office, where they seated themselves silently, and waited for that executive to address them. He, a man grown gray in the diplomatic service of his nation, paced up and down the room as if loath to speak.

"'Gentlemen,' he began, 'it is not within my province to criticise the acts of the department which I represent, nor to find fault with its desires, and yet I have before me at this moment the most humiliating instructions which in more than forty years of life in a responsible capacity I have ever received.'

"He stood for a few moments, as if dreading to tell his auditors of his country's shame, and then with trembling hand opened a drawer of his desk and took out a file of official documents, which he held before him as he continued:

"'At the time when work was stopped on the fortifications of this harbor I received additional orders to the effect that in case of any overt act or warlike demonstration upon the part of Japan we were not to make any defense unless it involved the saving of our lives, and to surrender the islands in toto to our enemy.'

"It has been your correspondent's privilege to witness many scenes where the tempers of men were tried as by fire; but never yet has he been compelled to view the deliberate mortification of at least two score of valiant men in such a peremptory and unheard of manner. They sat as if stupefied by an overwhelming catastrophe, looking at one another as if incredulous and doubting their own hearing, and then suddenly broke into angry exclamations of surprise and indignation. By a most remarkable display of authority they were brought into subjection again, the commanding general, a man at almost retiring age, rising before them and holding up a warning hand. 'Gentlemen,' he said, quietly rebuking them, 'our first duty is that of obedience.'

"The officers, looking at one another, settled into their seats, and in almost an instant the silence in the room had grown painful. The governor, still holding his papers before him, slowly continued:

"'Fearing trickery on the part of a prospective enemy, I doubted the authenticity of my instructions. I used a secret code which has never gone beyond the hands of the most confidential men in my department, and to my surprise received absolute confirmation. To you of the army I will say that before this verification was received, your general and here he turned to his white haired confrere, had been the recipient of a command from the secretary of war of the United States couched in almost the same terms.'

"At the conclusion of his speech, this fine old man sank back into his chair with bowed head as if the disgrace of his country was his own. There was a more or less dignified discussion participated in by the older officers present, but interrupted now and then by some of the younger men, who favored totally ignoring the orders and defending the islands to the death. The cooler heads among them prevailed, and at last it was recognized that there was no alternative save absolute and unqualified surrender.

"Before the meeting could be officially dispersed the sullen boom of a gun came heavily from the sea, reverberated through the room. The men sprang to their feet and rushed toward the exit, knowing that war was upon them, but that their hands were tied as hopelessly as though bound with manacles of steel.

"There, within range of their own heavy guns, floated a formidable fleet from Japan. Even while their conference was in progress, cruiser after cruiser and floating forts of steel had crept up over the horizon. The Japanese gunners were testing their range, but no damage had been done. I saw a processing of crestfallen men, going as if to a funeral, enter their fortress gates and silently gather round the great flagstaff, from which floated a hitherto unsullied banner. A grim old man grown gray in war and scarred with the marks of many battles, walked to the halyards, gave them a pull and brought fluttering to the ground the flag under which he had fought so valiantly. A colonel of his staff took from the hands of an orderly a cloth of white, the emblem the world over of defeat, and with other humiliations, which he held before him as he continued:

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(TO BE CONTINUED.)

USURPS PLACE OF THE STORK

Buzzard Is Revered by Inhabitants of Pennsylvania Town.

Rather than bring about an epidemic of race suicide in East Nottingham township by keeping imprisoned the famous belled buzzard which acts in the capacity of the legendary stork for that community, Samuel Winchester, who captured the bird a few days ago, has decided to set it free, says a correspondent of the Philadelphia Record.

Great numbers of persons have flocked to see the big bird, and its capture aroused great interest throughout the entire township. The buzzard is an unusually large one and is somewhat differently colored from others of its species. It has for years been recognized by a sleigh bell wired to its leg.

For nearly a quarter of a century its hovering over a farmhouse has been regarded as an infallible sign that there was to be an addition to the family. Mothers instead of telling their children of the stork's visit informed them that the belled buzzard was the bearer of the little one. People have been trying to capture it for years, but no one ever succeeded until it fell into Mr. Winchester's hands.

Should Go as Cook.

"Understand," she said, "that I must have all I want, nothing to do, and nobody to boss me."

With compressed lips the man shook his head.

"My dear young lady," he said, "remember that this is a matrimonial agency, not an employment bureau."

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 heat, closet, etc. Can be bought for what the building cost. Will exchange for unimproved city property for portion of the purchase price

55

Village lots on Woodward avenue bounded north by land of Mollie G. Smith, east by D. U. H. & M. Ry. south by Bower street, west by Woodward avenue, on feet front on Woodward avenue, 178 feet deep on north side and 146 feet on south side; all in the Village of Birmingham, Mich. One of the finest building sites in the village.

66

Good, comfortable, cozy, old-fashioned house with 80 feet front on Maple Street. Fine location, plenty of room, and the price is only $1,200.

77

One set on Saginaw street, just south of land owned by Mollie G. Smith, 50 feet frontage. Anyone wishing to purchase will find this a bargain. For particulars inquire of Mollie G. Smith or at the Exchange Bank.

103

Eighty-acre farm in White Lake township, w ¼ of s e ¼ of sec. 32; 70 acres cleared, 10 acres timber and huckleberry swamp. (Don't call this swamp, as we netted the owner over $150.00 last summer.) Three acres of good orchard, house of 7 rooms, good neighborhood, 4½ miles from Milford, 3 miles from Commerce, proposed electric road comes within a mile of the house. Price, $2,500.

114

Wine farm in the Township of Southfield; 40 acres, of which 75 are cleared and the balance in good maple timber. Two acres of orchard; building worth $3,000. Will exchange for locally fine place can be bought for $5,000. Nuf ced.

126

Vacant lots 16, 17, 18, 47 of Willson's Sub-division Royal Oak village; size 50 x 150 feet. Price, $200 each. Terms easy with small payment down.

147

Nice little home for someone of small means on 1½ acres in n w ¼ of s w ¼ sec. 1, Township of Troy, house 7 rooms, barn in good shape, well, new barn and house covered. In most easy reach of Rochester Electric fairly fine drive. K. P. D. All cash and no grumbling will buy it at $750. Hurry up!

No. 167

Wants to trade for 30 or 60 acres on or near electric line, 10 miles out, 80 rods from Detroit, west ½ sec. 11, Troy township; three buildings (house 7 rooms, barn and shop), well and windmill piped to barn; farm well adapted for stock and dairy; 1¼ miles from electric at Troy Corners, where 100 cars and schools and churches. Pare 10c to Detroit; $50 per acre.

No. 171

Finest building site between Birmingham and Pontiac on electric car line, at north edge of Birmingham, among the country homes of such men as Judge Hosmer, Mr. Brady, Mr. Conklin, and others; 4 acres, nearly half of which is fine high bank overlooking the Rouge River Rouge (never dry) runs through the place with a fine ravine—ask overhanging. No building, good drainage, and a fine view. Price is high, but if you have the cream you must expect to pay for it.

178

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

180

Farm in Avon township; 32 acres of good clay loam, all cleared; small orchard, no building, and cannot be sold down. For sale or exchange for small farm.

185

Corner lot, 100 feet front on Maple avenue re feet deep; one good building insured; plenty of fruit; a bargain at $2,500, one-half cash down.

187

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

188

One of the best-arranged and finest-equipped residences in Birmingham, on the finest street, the best location—East Maple Avenue, two blocks from electric cars; hot air and cold water, city gas, 10 rooms, 2 stories, rebuilt last year, other than new; 2 buildings, fine orchard; 112 feet on Maple, 320 feet deep; plenty of room for stable 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.

193

Thirty-five-acre fruit farm, 1¼ miles north on Birmingham, on the town line; 6 buildings, insured, for $1,000; all kinds of fruit; clay, gravel, sand and dark loam. Last year this farm produced 125 bushels raspberries, 20 bushels blackberries, 111 bushels strawberries, 1 cherry orchard, 1 hedge 60 rods in length, with an almost inexhaustible supply of gravel. Worth $4,000; the price of the farm alone. No waste land and under a mile from Birmingham Christian D. H. S. 2 miles and fine spring. Price $4,000.

196

Fifteen acres in Township of Royal Oak; no buildings; small grove of maples in a pretty location; new road, plenty of small fruit, orchard of excellent fruit; 1½ miles from Royal Oak. Price $1,000. 2 miles and fine spring. Price $4,000.

196

Six acres, part of s w ¼ of n w ¼ of section 36, Troy township; new barn, fair house, soil clay loam, fine flowing well; 2 miles east of Flint electric road, 1¼ miles from Big Beaver; good farm for somebody. Price $625.

198

Ten acres 1 mile east of Royal Oak village; on oakland land, of 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.

200

One hundred and twenty-six acres near Birmingham; good buildings, well fenced, fine orchard, flowing well; pretty little River Rouge runs through the farm; 1 mile from Birmingham; 25 miles 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, at $75 per acre. Let us take you to see it. It will please you, and if we don't buy we won't grumble.

201

Fine 2-story residence on Maple Avenue, corner of High Street; 50 feet front, 125 feet deep; hot-water heating, gas and cold bath, toilet, city water; every convenience found in the best class of city residences. Cement walk (cost $200) and best neighborhood in town. House would cost at least $5,000 to build today; ask any one to 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 land. One of the best locations for building a nice country residence. The place is held for more money, but make us an offer of $2,400 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 $300 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 locality; house, plenty of fruit, hard-coal stove in sound 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 at the last. Owner is leaving town, and that's the reason.

211

Just as acres of land. (Ever read that book that was so generally read a few years ago, "Forty Acres Enough?" Well, you ought to. Don't you think so?) There's a house on this acre, and it's worth 4 rooms. In fact, it's a dandy. Possession given any time before April 1, and quite is if you come south.

213

Fine little farm of about 75 acres in Royal Oak, on the line of the Rochester Electric, 3 miles north of Royal Oak; fare to Detroit 15c; good school and 120 feet deep; good pure water; 1-acre bearing apple orchard; 2 buildings; insured for $1,200, 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 White Lake, noted for its excellent fishing, 4 miles west of Birmingham; 15-room house with furnace; fine lawn; crushed rock drive; barns; fence 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 Pontiac. Daily mail and telephone service. Abundance of water pumped by windmill and piped to house and other buildings. Eighty acres and the price is $7,000; if you will be us take you to see it and you say it isn't worth the money, we'll take you for a ride on the lake, catch you a nice string of bass, and then you'll give us twice the money. And it's worth it, too. Try it.

216

A new, modern dwelling, constructed by a well-known builder for his own use, from best concrete blocks, hollow walls, 2 stories high, in one of the best localities in our village; lot 60x100 feet; 12 large apple trees; bath, water-closet, hot and cold; fully 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; 8 buildings, 4 acres beach and maple timber; 75 acres cleared; acres orchard; 2½ miles from Rochester line D. U. R. Can be bought for $2,800, 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, as seems as if that ought to interest almost any body.

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 all we ask for it, and we're 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. The

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 independently of other apartment. Rents for $18 per month each. Forty dollars per year will pay taxes and insurance. Other barn on the premises, and the lot is 70 feet front on the best frontage on Woodward, and 150 feet deep; room for a side garden; can live in one apartment and rent the other for enough to more than pay for it. This is something to ponder over. Come and talk it up. We're open 4 ways at your service. If you can't call, write.

227

Five acres just outside of the corporation limits of Birmingham, about ½ mile from the end of Woodward Avenue, on the Pontiac electric line; one stops in front; about 30 rods deep, to nice little creek (branch of the River Rouge) crossing the back end of the premises. Finest location in the county for a nice little chicken farm. No building on it, 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 Birmingham district. Local cash required will bring prices and further particulars. Rather show it to you, though.

229

Unpleasant and slightly farm of 71 acres in West Bloomfield, ¾ mile from Northwestern electric line, 3 acres orchard, 4 acres good timber, 5 buildings worth $3,000, and the price is $3,000—and it is well worth it. Soil is sandy and clay loam; under high state of cultivation. Better investigate.

230

Seventy-one-acre farm in Township of Troy, good buildings, well fenced and drained, very fair—never dry; 16 mile from electric line; 1½ miles from 2 schools; house, basement barn, 30x36, two good wells, and $4,000 will buy it. It's right to amply secure will take it. One of the most desirable farms in Oakland county, and that's one of the best towns for fine farms in the world. Nuf Said. Well, we'll prove it to you if you'll let us.

231

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

232

Farm of 97¼ acres, just outside the Village of Birmingham, on the D. U. R. electric line; 15c fare to Detroit, half-hour service; land all cleared; two acres; four buildings; all in good condition. Best open location between Detroit and Pontiac.

233

Farm of 107 acres, one hour's ride from City Hall, on electric line; 1,500 feet on Lake St. Clair; 7 acres of apple orchard; splendid buildings The price is very low.

234

Farm of 77 acres, 60 rods from D. & P. electric line. All cleared, good buildings; 20 fare to Detroit. This farm can be had cheap.

236

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

237

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

238

Vacant lot on Woodward Avenue, on street car line, 50 feet front and 132 deep. One of the best building places on the most popular street in the village, and—$2,000 is the price for cash. Want to build on it and don't happen to have the cash? Come and see us about it, and we can arrange matters. Come and see us anyhow.

239

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

240

Small house with lot 80x150, $1,000 cash. Larger house with lot 60x150 at $1,400 all ordinary conveniences for $2,200, or will sell the whole outfit, both houses and about 2¾ acres of land, on south side of Maple Avenue, for $3,500.

241

Fine new house with all modern conveniences, within 300 feet of the corner of Woodward Avenue; 8 rooms, hard-wood finish; lot 56x100; cherry trees in front. You could not build it when made was cheap.) lot 80x168, and a nice little barn, for $2,400? And terms easy at that. Well, we can do it. If you don't think the place is worth more money than we ask for it we will convince you in about a minute if you will call at the office and ask the man. The property is located in the Village of Birmingham, on the corner, and one of the best locations in town. Honest, we are sure that this is one of the best bargains we have on our large list.

JACK THE OLDEST DOG ALIVE.

He Was Born Nineteen Years Ago, But Refuses to Think of Dying.

Jack, a mongrel terrier, but a breed worth while, has been so used to fighting all his life that he will not die. Not he; he refuses to think of it, says the Boston Globe.

His father was a cross between an Irish terrier and a skye terrier and his mother a smooth-haired fox terrier. Glorious combination, a terrier of the terriers. He was born in Newton Lower Falls in March, 1889.

Bought for $5, his owner, to keep the puppy at his home, sold him to A. Plympton of Wellesley Hills, said that he had brought him home for the baby. On those terms and on those alone was he admitted to the household, which he has ruled since to such an extent that he does not know about the discussion which so nearly kept him from the place where he belonged.

Faithful, affectionate, good to look at, with his expressive eyes and shaggy hair, intelligent to a degree, good-tempered, though quick to resent an insult like the accident of having moved one's foot anywhere near him, Jack has been a cheering companion and a devoted friend.

And Jack has had the unique honor of being present at a Wellesley college function, to which no man ever has been admitted. He came home decked out with ribbons.

Ungodly Refinement.

Refinement which carries us away from our fellowmen is not God's refinement.—Beecher.

Troubles Minimized.

A clever man turns great troubles into little ones and little ones into none at all.—Chinese.

248

Comfortable house, nearly new, in good location in Whitehead & Mitchell's Subdivision; lot 50x150; would cost more than $1,000 to build this red-hot minute, and we could sell it for $1,000 for the house and two lots. There is a mortgage of $600 which can run at 6 per cent. The building is insured for $700. Owner lives in Detroit and wants to sell.

249

Nice, warm, old-fashioned house on the south side of Maple Avenue, between two first class residences in the village. Plenty of room, good garden, and room for a good barn. Only $2,500. Not dirt cheap, but cheap enough to talk it over with us, and after you look the premises over you will make us an offer anyhow.

250

Now, here is a "Beaner!" House, barn and chicken house, and fifteen acres of land on easterly side of Woodward, opposite Electric Park, known as "Elmerest." Two rooms, bath, toilet, two cellars, furnace room, good hot-air furnace, two cisterns and good well; one of the best equipped lot of buildings in the village, city water, gas, fine shade trees and beautiful lawn; buildings insured for $4,000. $5,500 cash will buy it, and the balance of purchase price can be had on long time and low rate of interest. Without exception, this is the cheapest location and the best lot of buildings on our list. And the price is right.

251

House and lot in Campbell's Subdivision; corner lot 60x110, fine hedge on front and side, cellar, city and cistern water in the kitchen, fine veranda on front and side; cherries, peaches, pears, crab apples all bearing and some smaller trees. $1,450 will buy it, and terms can be made so that it won't take a million-aire to handle it. Come on.

252

Eight acres of land in Newaygo county, Michigan, listed "A No. 1 sandy soil," no buildings, 10 rods oak timber; price $10 per acre. Won't cost anything to investigate. We are ready to answer all questions you may ask—wine or otherwise.

253

Two hundred acres of sand and sandy loam, 40 acres of mixed timber, 20 acres cleared; two buildings of little value. Price $10 per acre. In the township of Big Prairie, County of Newaygo. And then we have 160 acres more, in the same township, with 5 buildings, 2½ acres of orchard and 100 acres of mixed timber; all at $10 per acre. We'll just close it up to day into this proposition—and you know what our opinion used to be at school regarding any "feller" "that wouldn't "take a dare."

255

One-hundred-acre farm in Royal Oak township, a mile west of Starr Station on Rochester line (D. U. R.); 8-room house; wind-mill supplies clear, cold spring water for all buildings and pasture; new supplies heat and light to all buildings; been running for 15 years); 2 good buildings, fine orchard, farm well fenced and in fine state of being entire front, good roads, good neighborhood. Will exchange for Detroit improved property.

256

Eight-room house, good barn and two acres of excellent land on west side of Southfield Avenue, in the Village of Birmingham; about the best equipped and tidiest homes in the village. Building (never been about $2 rods deep; house could not be built today (house is practically new), and the whole outfit can be bought for a little more than the land is worth. Enough to secure it will get it, and you can have your own way about payments on balance!

257

Just what everybody wants! Don't wait a minute or you'll lose it. Five-room house and barn, with 3 other good buildings, all nearly new, an acre of ground, all kinds of small fruit; buildings insured for $2,500. It's a corner of excellent land, ¼ miles from Flint Electric, an hour's ride from Detroit, price $1,600, and they make easy terms. Half mile to good church and stores. Take you to see it any time.

258

Lots 23 and 24, Buell's Addition, Birmingham, Price $400 for both lots. Terms, $25 cash; balance on contract.

260

Eight-room, 2-story house on Southfield Avenue, Lot 80x178 on one side and 80x200 on the other; 2 porches, fine stables, barn, carriage house, chicken houses. Within four blocks of electric line.

261

Completely equipped shop for general repair work and manufacture of gasoline engines, both marine and automobile. $1,800 cash will buy it; balance on easy terms.

262

Nine lots on the Merrill Plat, formerly owned by M. I. James. Finest location in village. Terms easy and prices low.

263

Forty acres just outside of village. Fine buildings, brick house. Everything in excellent condition. Head-ache house. Has been sold for $200 per acre, and it's worth it. Make us an offer. Take you to see it any time.

264

Nine acres, no buildings, on south side of Willow Avenue, between Woodward and Pierce (outside of corporation), and $1,350 will buy it on easy terms.

265

Eighty-acre farm in Iosia county; Town of Easton. Will exchange for small farm or residence. Property is described as w ½ of s e ¼ of sec. 36, town 7 N., R. 5 E. Will exchange this for $2,250 mortgage of $6,500, which can run; (2,500 cash will take it. Worth $4,000 in exchange for Iosia; 9-room white brick house; all kinds of fruit; no hills or waste land. Better look it up. Offer is good for 30 days only, so you'd better get busy.

266

What would you think if we would offer you a fine modern room of 11 rooms, with toilet and bath room, (cost $2,500 to build when made was cheap,) lot 80x168, and a nice little barn, for $2,400? And terms easy at that. Well, we can do it. If you don't think the place is worth more money than we ask for it we will convince you in about a minute if you will call at the office and ask the man. The property is located in the Village of Birmingham, on the corner, and one of the best locations in town. Honest, we are sure that this is one of the best bargains we have on our large list.