IS FASHION TO TAKE UP SHEATH SKIRT?

GARMENT CAUSES CONTROVERSY

Many Varieties and Shades of Opinion Offered--Managers of Mountain Resorts Welcome Innovation --Expert Denies There Is Psychology in Dress.

New York.—Mixed in with all the other burning questions of the hour is the problem, to sheathe or not to sheathe? You can get as many different opinions as there are people to consult. It does not seem to affect the seaside hotels so much. As long as there are beaches and bathing the importance of the feminine costume with regard to the success of the season is small.

But with the managers of the mountain resorts it is different. To quote one of them:

"It's all very well to talk scenery and sanitation, the lovely views and the good food—that used to go, but when a man can take a boat or an auto and get all these in an hour or two from Broadway he isn't going to take a hot, dusty ride for the same result. If we could sprinkle a few of these sheath skirts along the mountain verandas there is no doubt that the extremely painful sight, so familiar to the managers at present, of a sinless Eden without even a serpent would pass away."

One of them with imagination pictures the scene as he has witnessed it and as it might be:

As Affecting Women.

"Did you ever watch a lot of women trying to make out that they are perfectly happy, sewing and playing bridge and gossiping on the hotel balcony, every one mad as a hatter because she has been beguiled there in the belief either that she would have a flirtation herself or the opportunity of making remarks about one? Note these same women when a man is seen approaching, pretending to be indifferent if they are unmarried, and if married leveling opera glasses to see if it may possibly be husband giving them a surprise.

"If you have not had this experience you know nothing about the happy moments of a hotel proprietor's life, who is confident from past knowledge, that when the cloud of dust resolves itself into a human figure it will be the henpecked swain of the most uninteresting woman in the bunch and who suffers from the thousand and one complaints which can all be traced to that source.

"Unless the sheath skirt gets too common I am inclined to believe that it might do a great deal to relieve this situation, but mind, I say might, not will. I'd be willing to furnish some skirts on spec if I could get the women to do their part."

When It Strikes the Kitchen.

The woman of the domestic variety, whom magazine editors study closely to find out what to give the world to read, asks with a deep wrinkle between the eyes that denotes unaccustomed thought: "What will happen when the style strikes the kitchen?"

"It always does," she says. "Get something new and next week Aggie or Nora or Mary has it in an exaggerated form.

"Our maid at present wears striped stockings, not stripes running up and down but round and round. These she varies with large plaids and her visible means of support look like dropsical barber poles.

"I agree with my husband, who says that there is nothing more attractive than the sight of a charming l-e-m-b-g costumed in silk openwork through a side opening, but not the cook's l-e-m-b-g, if you please. I look forward with horror to the time when she will pass the soft shell crabs and the chablotte russe in a costume of that description. No split skirts in my household, if you please."

Made a Sensation.

To one of the conservative stores downtown a young woman came the other day, quietly apparelled as to color and cut of her dress, but with her navy blue gown coquettishly slit to the knee, displaying a dark blue silk stocking and a Louis Quinze slipper of small proportions. She began to buy some veiling with nonchalant ease, and the girl behind the counter waited upon her, ignorant of the distinction conferred.

Not for long. First a cash girl makes the discovery and brings a twin to see that she has not made a mistake. The news flies about the shop; it reaches the bargain counter and other places.

There is a sudden stampede, and in the midst of it the patron, with a scorching look at the crushing crowd, which will hardly allow her to move, makes her way to the entrance and thence with a flying leap enters a taxi, whose driver looks down open mouthed and eyed to get her directions. Disappointed faces frame the door, and one middle aged woman says cattily "What did she expect?"

In this same store a buyer, a woman of many years' experience, is in the same uncertainty as to the sheath skirt as every one else, but she has some information to give about it.

Invention of Paquin.

"When Paquin died," she explains, "he told his wife on his deathbed that the sheath skirt, already known in the trade as the Paquin skirt, would be popular, and Paquin made few mistakes. But the sheath skirt of which he spoke did not have the latest improvement—if you call it that. It was simply a sheath, not a directoire sheath, and was not slit."

The first skirts made at his establishment had an unusual effect in the front, just a slight looseness of the material below the waist, known today as the Paquin cut. The success of the sheath, then as now, depended on its clinging to the figure, showing every line and curve, and ending at the feet with a fad of drapery suggested by the sculptured draperies of the Greek statues. If you note a carefully made sheath skirt turned out at the Paquin establishment, or at any other of the Parisian houses, you will easily trace the Hellenic resemblance, and in fact, in some places the sheath is known as the Ionian skirt on this account.

"To make the sheath a success great attention must be given to the undergarments. Paquin designed for it a new style of bloomers, so that petticoats need not be worn and the waist and hip lines should not be destroyed by a lot of unnecessary material. These bloomers fit closely to the figure and are fulled slightly above the knee—not too much, mind—and have a few rows of lace put on without very much surplus, just sufficient to give the dainty and feminine touch to a garment which is not essentially attractive.

"All the models in his place wore these bloomers at first with the sheath skirts. Now silk tights or fleshings are worn if required, as many women who wear the sheaths prefer them, just as many prefer to spoil their shape with the intrusion of the old style petticoat or drop, which should never be worn with them.

Producing the Soft Fall.

"The soft fall about the feet which is so much admired by the aesthetically inclined is produced by various devices, usually small shot which are sewed to a band of tape, which in turn is fastened to the edge of the skirt or a few inches from the edge, as preferred. Paquin used a rubber band at the knee which went around the skirt and drew it in to give the required effect when walking, and some of the sheath skirts have two rubber loops through which the foot passes, but this style, although it gives the sheath walk all right, is very trying to an active minded woman, as she must never forget them, and while she may not mind the self-consciousness she does mind the discomfort.

"I remember one of my first views of the new sheath skirt was at the Paquin establishment, and a model—one of those lovely girls they have there—began joking and laughing and insisted that she could step just as far in a sheath skirt as in other kind. She tried it and tore the costume all to pieces along the side. After that the sheath walk was adopted, which is the necessary result of the bands and shot."

Another buyer thought there had been unnecessary fuss over the sheath skirt.

Puritanical Ideas Criticised.

"The very people who will sit on a beach and watch the short skirted swimmers, standing, sitting and running about, displaying lines and curves with generous abandon, are the very people who have these Puritanical outbursts at the mere idea of showing the same amount of figure on the street. Why is it?" she asked.

The pulpit has denounced the sheath skirt, which ought to encourage the makers, and one of the leading lights in the suffrage cause has come boldly forward in its favor. The stage backs and fills.

A club woman interviewed on the subject, says that she considers the new style to have a distinctly psychologic significance, as all fashions have.

"All along the line you will notice a frantic effort on the part of the women to show the world that they are clinging fast to the womanly charms of seductive dress, to the frills and fancies and fads that women has been taught to believe are the symbols of her power, and that she has little real sympathy with the republican simplicity that would be foisted upon her by a minority of her sex. She eschews everything that is severe, rigid, masculine, and riots in the distinction drawn between her kowning and that of women who are trying to waken their sex to something more important than chiffons.

Simply Swing of Pendulum.

"Paris showed the same tendencies right after the simplicity enforced by the French revolution, and every crisis of history there has had a similar effect. The prevalent fashions of to-day are the fashions of the boudoir, of the drawing room, of the auto, not of the business or the professional world.

"A few years ago business and professional women saw in the adoption of the tailor modes, the short walking skirt and various other utilitarian modes a disappearance of the lines of demarcation between classes. To-day they are looking with dismay at the chasm that is opening.

"Take the sheath skirt as example. A working woman must eliminate that from her wardrobe. She could not appear in court, at her business desk in it, not only because it would be physically impossible for her to do her work so swathed, but also because it would bring into business and professional life the very feminine element she is trying to keep away.

"The sheath skirt woman is opposed body and soul to her sex's freedom. The growing of to-day is a challenge. Use all the arguments you have at your disposal, one woman says to her sister of the other world, and we will destroy them with the waving of a scarf and the curve of a figure in a clinging gown."

An expert on woman's dress who has given 37 years of his life to its study poohpoohs the idea that there is any such psychology in dress.

"Nothing of the kind," he says, firmly. He says it as one who knows. "I do not think it is necessary to look occult explanations for such obvious facts.

Paris Needed the Money.

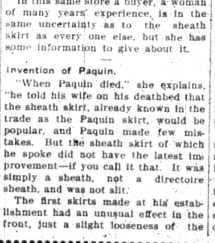
"The truth of the matter is that Paris is hard up. She has suffered severely from our little panic. Russia too, one of her wealthy patrons, has also fallen off in her orders. Paris hasn't known what to do and has put her wits to work to evolve something to appeal to a jaded taste and above all to the American market.

"Whether we will prove gullible I cannot say, for it is as difficult to prognosticate here as in the publishing or the theatrical world. When 'The Old Homestead' runs a thousand nights you are surprised when the people suddenly demand 'The Soul Kiss,' when the romantic drama seems to be absorbing the literary world and writers are busy studying history, the taste veers and nothing but 'Dolly Dialogues' will sell; when you think women are at last cutting out the futile and adhering more closely to utilitarian standards they shriek for sheath skirts with rubber bands to hamper their walk, as a Chinese woman's shoes bind her feet.

"One thing we do know. Fashions never really present anything new. There is only a continual turning of the wheel. The sheath skirt is not any newer than a gray hair or a wrinkle. During the Directory it was one of a thousand styles. Paris was mad, crazy at that time. License reigned in everything, especially in dress and manners, but even Paris did not care for the style any longer than the three months, and if dear old naughty Paris drew the line it would seem that we ought to cut it out."

A SUGGESTION FOR THE SUMMER RESORT. BEFORE

SUGGESTION FOR THE SUMMER RESORT. AFTER.



HER LEGS LOOK LIKE DROPSICAL BARBER POLES

FROM TIME IMMEMORIAL WOMEN HAVE HELD THEIR DRESSES UP.

RIGID DISCIPLINE IN BERLIN.

Germans Not Only Obey Rules, but Are Unhappy Without Them.

The Berliners, and the rest of the Germans, are the most governed people on earth, says Everybody's. They like it and howl for more. They have restrictions of all kinds placed on the order of their daily lives, but they are used to it. Indeed, they have arrived at a sort of mental state in which they look to the authorities to tell them what to do, and how to do it, in every contingency. "Verboten!" is the German word that has the greatest vogue, so far as I was able to see. "Forbidden!" stares them in the face everywhere. They are regulated in all sorts of ways, down to the manner they shall conduct themselves in their houses. There is a certain time for beating rugs, a certain time for everything else. You can move your household goods only in a certain way. You cannot shake a dust rag out of the window. You cannot do this and you cannot do that, and, they told me, after you once get accustomed to it, it is a comfortable way to live. It absolves you from thought if you know what hours there are for doing your work and how you must do it. If a cab knocks you down in the street, you are arrested for obstructing the traffic. Your place is on the sidewalk.

Every Berliner does exactly what he is expected to do, and you must do the same. As an example of how well trained they are: They are not obliged to have guards on the underground trains in Berlin. The Berlin folks know they are expected to shut the doors, and they shut them. If you observe their regulations you are not disturbed, but if you violate one of them you instantly get into more kinds of trouble than you had imagined could exist. All you are expected to do is to walk a chalk line, and you can be happy. If the regulations allow the kind of happiness that agrees with you.

The Girl and the Woman.

There is this difference between the girl and the woman: The first knows nothing and tells everything, the other knows everything and tells nothing.—Exchange.

SOME WILD ANIMAL TRAGEDIES.

Hunters Find Proof of Savage Doings in the Woods.

When we laid hands upon Huffman's prize and examined it a strange and interesting story of wild animal life was revealed, says W. T. H. Hornaday in Scribner's. About three months previously, that is to say about August 1, that deer had been leaped upon, from above, by a mountain lion. Its right ear was fearfully torn and there was a big wound on the top of the neck where the skin and flesh had been torn open. The main beam of the right antler had been broken off halfway up, while the antlers were still in the velvet. The ends of the broken antler had healed over in a way that enabled it to fix the date of the encounter with a fair degree of accuracy. Both the hind legs had been either clawed or bitten, but we could not surely determine which.

A few days later we found about two miles above our camp, close beside the dry bed of Hell creek, the story of another wild animal tragedy. On a tiny bit of level bottom land, which was well planted with thick clumps of tall sagebrush, there lay the well-gnawed remains of a male deer. Close beside the skeleton was a round hole in the earth, like a post-hole, made by the waters of the creek, about two feet in diameter and five feet deep. This hole contained about two-thirds of the hair that once had covered the deer.

I am sure as fate that yawning hole, which lay like a hidden trap under the long grass and the drooping branches of the sage brush, had been the undoing of the luckless deer. It seemed to us that while being chased by wolves the deer had landed heavily on that spot, and that his fore legs in the hole, and before it could scramble out a wolf, or several wolves, had pounced upon it, cut its throat in quick time and afterward devoured the animal as it lay across the opening.

From an English Geography.

"In that part of America which is known as New Jersey the mosquitoes are so thick that a herd of them, crossing a railroad track, will frequently hold up a train."—Puck.

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 99 feet deep on Maple Ave. East, (half an acre). Fine barn and every modern convenience. Furnace bath, hot and cold water, can be bought for what the buildings cost. Will exchange for improved city property for portion of the purchase price

55
Village lots on Woodward avenue bounden north by land of Mollie G. Smith, east by D. G. H. & M. R'y, south by Brown street, west by Woodward avenue, 66 feet front on Woodward avenue, 198 feet deep on north side and 148 feet on south side; all in the Village of Birmingham, Mich. One of the finest building sites in the village.

56
Good, comfortable, cozy, old-fashioned house with 99 feet front on Martin Street. Fine location, plenty of room, and the price is only $1,300.

77
One rod on Saginaw street, just south of land owned by John German, 30 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 ½ of s e ¼ of section 32; 70 acres cleared, 10 acres timber and huckleberry avenue. Price $4,000 (this worth netted the owner over $150.00 last season). Terms easy. Also one of the best houses of 7 rooms, good neighborhood; 4½ miles from Detroit; 2 miles from Commerce; proposed electric road comes within a mile of the house. Price, $2,600.

114
Fine farm in the Township of Southfield; 8 acres on Telegraph road, 2 miles south of Lahser; good maple timber. Two acres of orchard; building worth $1,000 alone; one of the exceptionally fine place can be bought for $6,000. Nut cost.

126
Vacant lots 16, 17, 18 of Wilson's Sub-division, Royal Oak village, centre each. Price, $100 each. Terms easy; will sell one or two down.

147
Nice little home for someone of small means; 1½ acres in s w ¼ of s e ¼ of sec 34, township of Troy, located on the Pontiac road, 1½ miles from Birmingham; house, barn and well; 4 miles east of Rochester Electric; fare to Detroit 15c; R. F. D. All cash and no grumbling will buy it at first. Hurry up!

No. 167
Wants to trade for 80 or 40 acres on or near electric. Ninety-four acres on east ¼ of southwest ¼ sec. 11, Troy township, 3 miles from Troy; valued at $9,000 (insured for $7,700); flowing well; good to learn farm well adapted for stock or dairy; 1¼ miles from electric; 2 Troy Corners; where there are good schools and churches. Note its 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 Scott, Barbour, Hulicot, Brady, Coe, Coaklin, and others; 43 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 buildings, good drainage, fine orchard of 4 acres. 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'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.

180
Farm in Avon township; 55 acres of good clay loam, all cleared; small orchard, no buildings; small amount down. For sale or exchange for small farm.

186
Corner lot, 100 feet front on Maple avenue 198 feet deep; one good building, insured; plenty of small fruit. A bargain for $2,000, one-half cash down.

187
House and lot, in Campbell Subdivision, Birmingham; buildings insured. Come in and see the price, and let us surprise you.

188
One of the best-arranged and finest-equipped residences in the village, and in fact, one of 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, better than new; 3 buildings, fine orchard; 112 feet on Maple, 320 feet deep; plenty of room for chickens and garden; good barn, fine workshop. Say! What else do you want, anyhow? Will sell house and 55 feet front by 150 feet deep for $2,800. One of our best bargains.

193
Thirty-five-acre fruit farm, 1¼ miles north of Birmingham, on the town line; 6 buildings, insured for $1,800. All kinds of soil—clay, gravel, sand and dark loam. Last year this farm produced 125 bushels raspberries, 20 bushels blackberries, 111 bushels strawberries, 10 tons hay, etc. A gravel ridge 60 rods in length, with an almost inexhaustible supply of gravel, is worth alone 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 city Stock Farm; 5 acres of fine orchard, balance best barn, plenty of small fruit, orchard of apples; 1½ miles from Pliny Fisk's residence in E. E. 1 mile and fine spring. Price $4,000.

197
Fifteen acres in Township of Royal Oak; no buildings; small grove of maples in a pretty form, level, well drained, clay loam, black loam top soil; corner of the 9½-mile road and Campbell road, ¼ mile east of electric road, adjoins J. L. 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.

198
Ten acres 1 mile east of Royal Oak village on cement land, 40 fine apple trees, 2 bearing. 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; ½ mile from Birmingham, Wednesday looking at. Take you to see it any day. Oh, yes; the price is $10,000, and the terms are cash. Farms as good as this have sold within the past year, in the immediate vicinity, at $125 per acre. Let us take you to see it. It will please you, and if you don't buy we won't grumble.

201
Fine 2-story residence on Maple Avenue, corner of High Street; 50 feet front, 125 feet deep; hot water heater, hot and cold bath, toilet, city gas, city water; every convenience found in the best class of city residences. Cement walks, shade and best neighborhood in town. House would cost at least $8,000 to build today. Come and see it; build it for less and see what they say. You can have 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 station, in Troy township. Excellent sod, clay loam, no waste. Can give you pleasant locations for building a nice country residence. The place is held for one month only, but make us an offer of $2,000 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 Springfield, on electric road, only 20 minutes ride. The buildings cost more to build than the price asks for the place. Good well and cistern with it. The price is $1,200, and $500 cash will take care of it, and the balance you can pay at your leisure.

209
Five home with good barn on Townsend Street. Good 2-story house, plenty of fruit, beautiful one-acre lot, good well and cistern in a shady, restful residence. Would cost $2,500 to build the house alone, and $2,500 will buy it if you take it right off the hook. Owner is leaving town, and that's the reason.

211
Just an acre of land. (Ever read that book that was so popular some years ago, entitled "One Hundred Acres and No Man?" Well, it is worth while.) There's a house you might be happy in; 10 rooms, 2 stories, 3 bedrooms, 2 closets, bathroom, free any time, wood and water. Well, the price is if you could see it.

213
Fine little farm of about 40 acres in Royal Oak on the line of the Rochester Electric, 2 miles north of Royal Oak; fare to Detroit 15c; good cellar; well 120 feet deep; good cistern; house has 8 rooms, city water, outbuildings, 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; 40 acres, 1 mile from Wing Lake, noted for its excellent fishing; 4 miles from Milford; house has 7 room house with furnace; fine lawn; outbuildings; fence inclosed; 1 acre of young peach peaches, 4 acres bearing peaches, and 4 acres apple orchard, 3 years old; 2 acres of strawberries planted the past year. One rode north of Pontiac; fine mail and school privileges; 2 miles to Milford; excellent water pumped by windmill and piped in kitchen and other places. Sixty acres and the price is $7,000; if you will take it you will find it a snap; you can't find better land for the money, and you can't do a deal on the lake with the same land and house, and then you'll give us twice the advantage that it's worth it, too. Try it.

216
A new, modern dwelling, constructed by a well known builder for his own use, from best materials throughout; 8 rooms, bath, furnace, and the best localities in our village; lot 66x150 feet, large apple tree, shade trees, fruit trees, city water, sewer, cement walks, furnace, 3 rooms heated; fair frontage; 2 blocks from electric road; reason for selling. Price $3,200. Let us show it to you any day—any time.

217
Farm of 80 acres on Section 1, Troy; 8 buildings, 4 acres apple orchard, 10 acres fine timber, 2 acres maple timber; 1½ miles from Pontiac, R. R. Can be bought for $6,000, and that's only a little over $60 per acre; $2,000 cash will buy it, with the balance on long time at low rate of interest. Seems as if that ought to interest almost anybody.

219
Tidy little place for some one with moderate means. Corner Chestnut and Pallen, Dunn's Addition. Lot worth at least $600, and the house is insured for $1,200; fare to Detroit 15c, and prices are advancing all along the lines in that locality. If you come right away we will consider an offer of $1,500, and if that is not quite enough, if you wait for over the premises, we will introduce you to the proper one and you can make your own terms. The

222
Two-story tenement or terrace, on the east side of Woodward Avenue. Two distinct 5-story houses of 3 rooms each. Furnace, water, cellar, bath, hot and cold water, city water and gas; each independent of other apartment. Rents for $12 per month each. Forty dollars per year net pay on the investment. Good barn on the premises, and the lot is 70 feet front on the best business aps on Woodward, and 198 feet deep; room for a nice garden; can live in one apartment and have a steady income from the other. This is something to ponder over. Come and let us help you ponder. Always at your service. If you can't call, write.

227
Five acres just outside of the corporation South Birmingham, about 10 rods frontage on Woodward Avenue, on the Pontiac road; 2 rods front; about 50 rods deep, with also 10 rods front (branch of the Rouge River) running through the back end of the premises. Finest location in the village for a nice little chicken farm. Price, $1,500 cash, but can be bought cheap enough so that you can build yourself and have an income that will get houses among the many in the Bloomfield Hills district. Postal card request will bring prices and all particulars. Rather show it to you, though.

229
A pleasant and slightly farm of 71 acres in West Bloomfield, ¼ mile from the Northwestern electric; good orchard, 4 acres good timber, 6 buildings worth $3,000, and the price is $6,000—and it is well worth it. Sell sandy loam and clay loam, under high state of cultivation. Better investigate.

230
Seventy-one-acre farm in Troy township; good buildings, well watered; branch of River Rouge runs through farm—never dry; 16 mile from Pontiac, R. R. station; 5-story house, basement barn; 40 acres cleared, 30x36, two good wells, 12 feet deep; water enough to supply dairy will take it. One of the most desirable farms in the township of Troy, and that's one of the best places for the farm in the world. Not? Well, we'll prove it to you if you'll let us.

231
Tenement, 7-room house in good repair; well water, cellar, toilet, etc. House would cost more than $1,000 to build—and that's all we ask for it. Opposite school house, between Merritt and Martin, on Chester Street. Terms easy.

232
Farm of 27½ acres, just outside the Village of Birmingham, on the D. & P. electric line; 12½ miles to Detroit, half-hour service; land all cleared; two acres; four buildings, all in good condition. Best open location between Detroit and Pontiac.

233
Farm of 107 acres, one hour's ride from City Hall on Jefferson Avenue; 1,000 feet on Lake St. Clair; 7 acres of apple orchard, splendid buildings. The price is very low.

234
Farm of 77 acres, 40 rods from D. & P. electric line. All cleared, good buildings, 10c fare to Detroit. This farm can be purchased very 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 village. If you want to buy one of these lots for $100 cash you can have them, and then if you want to build a house on it and are lacking in funds, come and see us about it, and we will make arrangements at low rates and easy terms.

238
Vacant lot on Woodward Avenue, on street car line, 50 feet front and 132 deep. One of the best building places on the most popular street in the village, and—$200 will buy it for cash. Want to build on it and don't happen to have the cash? Come and see us about it, and we can arrange matters. Come and see us anyhow.

239
Vacant lot in Castle's Plat; price $300, and will exchange for Detroit vacant.

240
Small house with lot 60x150, $1,000 cash. Larger house with lot 60x150 feet, fine location, conveniences for $2,300, or will sell the whole outfit, both houses and about 1½ acres of land, on south side of Maple Avenue, for $3,500.

241
Fine new house with all modern conveniences; within 300 feet of the west side of Woodward Avenue; 9 rooms, hard-wood finish; lot 56x100; plenty of fruit. You could not build the house for $3,000, and that's all we ask for the premises. Worth well looking at.

243
Farm of 160 acres, Saginaw county, 2 miles from Fergus Station, on the M. C. R'y. Over 100 acres of buildings valued at $6,000, and $6,000 will buy the farm if you come right along and look it over. The place is within 2 miles of active coal mines, and there is a rich coal deposit under the entire farm; 6 miles to Chesaning; 16 miles to Owosso; 19 miles to Ionia; Charlse and 22 miles to Saginaw. Well drained, good fences, and altogether worth the money.

244
If you could buy an acre and a quarter of land buy this beautiful home for $2,800, and have city water, bath, water closet, furnace, and every possible convenience; 8 rooms, 2 bedrooms, lower, plenty of fruit and cement walks—and no mortgage; cost $6,000—for $2,800 on easy terms, you'd call it a snap, wouldn't you? Well, we can do it. Come on and we'll show you.

245
Lot 7, Block 1, of Campbell's Subdivision, Highlands of Birmingham, Mich., on the corner of Hill Street and Forest Avenue. Without doubt the most desirable lot for building purposes in this one very popular subdivision. Price $225; but there is a little more about it we would like to whisper to you. Come and let us take you to see the property.

246
One hundred and twenty-seven acres in the Township of Avon. Six buildings worth $6,000. Excellent timber, 5 acres of good sugar bush. Clinton river runs through the farm; no marsh; about 15 to 120 feet elevation; 2 fine wells, cedar wells, 2 good houses, 2 barns in good repair, well watered, and only a mile from the village of Avon of Rochester. Will trade for a smaller farm or will consider offer of $6,000 cash, with one-third down. Take you to see it any old time at all.

247
House, barn, and about an acre of good garden land on south side of Middle Street. Good, old-fashioned house, and a cozy home at a low price. Party has decided to go West and wants to sell quickly; therefore the low price. Better see the man at the bank about it.

248
Comfortable house, nearly new, in good condition in Whitsland's Addition, Birmingham. Price would cost more than $1,000 to build the house alone; and that was only ask $1,050 for the house and two lots. There is a mortgage on the place for $500. 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, among the best class of residences; 9 rooms, 2 stories, 2 bedrooms; house in good garden, and it can be bought for $1,800. Why? Why sell? Well, just come and talk it over with us; and after you look the premises over you will make us an offer anyhow.

250
Now, here is a "Beauer" House, on south side of Southfield Street, with two acres of land on westerly side of Woodward Avenue, and the house is 100 feet as "Elmcrest." Ten rooms, bath, toilet, two outlets, furnace, cellar, cement walks, two fine grates and mantels, one of the best equipped lot of buildings on the village, city water, city gas, fine shade trees and beautiful lawn; buildings insured for $4,000. $3,500 cash will buy it, and the balance of purchase price can be had on long time and at rate of interest. Will consider an exception, this is the finest location and the best lot of buildings in our set; 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 verandah on front and side, 5 bedrooms, furnace, bath, pipes—all bearing—and some smaller trees. $1,600 will buy it, and the balance can be had at a low rate of interest. Well, we can't make it take a millionaire to handle it. Come on.

252
Eight acres of land in Newport county, Michigan, listed "A No. 1 land only;" no farm, 40 acres cut timber; price $5 per acre. Won't cost anything to investigate. Write us for particulars and all questions you may ask—wise or otherwise.

253
Two hundred acres of sand and sandy loam, 40 acres of mixed timber, 20 acres cleared; balance timber of little value. Price $10 per acre. In the Township of Pine Grove, Lake county, Michigan. And then we have 640 acres more, in the same township, with 5 buildings, 40 acres cleared and 100 acres of mixed timber; all at $10 per acre. We'll just dare you to drive in this place sometime and you know what our opinion used to be expressed 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 supplying good spring water to all buildings; natural gas well supplying house and lights in buildings (been running for 18 years); 7 good buildings, fine orchard, farm well watered, part of farm rolling along river front, good roads, good neighborhood. Will exchange for Detroit improved property.

256
Eight-room house, good barn and two acres at excellent land on west side of Southfield Avenue, in the Village of Birmingham; one of the best equipped and tidiest homes in the village. Buildings have cost more than $2,500 to build (and are practically new), and the whole outfit can be bought for just a little more than that. Enough to secure it will get it, and you can have your own way about payments on balance.

258
Lots 23 and 24, Buell's Addition, Birmingham. Price $400 for both lots. Terms, $25 cash; balance on contract.

259
Lot 7, Block 5, Campbell's Addition. Price $300. Nice cozy home in good neighborhood. Terms easy.

260
Eight-room, 2-story house on Southfield Avenue. Lot 80x176 on west side of street; cellar, well, 2-porches, fine stables, barn, carriage house, chicken house. Within four blocks of electric line.

261
Completely equipped shop for general repair work and manufacture of gasoline engines, both marine and automobile. $1,600 cash, will buy it; balance on easy terms.

262
Nine lots on the Merrill Plat, formerly owned by M. L. 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. Ideal country home. 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 Ionia 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 7 w. Nine buildings insured for $2,250; mortgage of $2,000, which can run; $2,500 cash will secure; balance, 2 miles from Ionia. 9-room white brick house; all kinds of fruit; no hills or waste land; excellent soil. This offer is good for 30 days only, so you'd better get busy.

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 his owner, to keep the peace in the family of Noah I. 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 tried to show to such an extent that the members are grateful 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.

The "Simple" Life.

A man who tried to pay his old debts was promptly charged with insanity. It seems a pity that in some localities common honesty is looked upon as a mental aberration.—Cleveland Plain Dealer.

Save the Soot.

A cheap way to keep house plants free from disease is to put a bag of soot in a pail of water, let the contents settle and use a very weak solution for watering plants. Soot is a valuable fungicide.

City's Benefactors.

No greater good can befall a city than when several educated men, thinking in the same way as to what is good and right, live together in it.—Goethe.