FROM KEELBOAT TO AEROPLANE

PICTURESQUE PAGEANTS ILLUSTRATING THE WORLD'S PROGRESS FEATURES OF ST. LOUIS' CENTENNIAL.

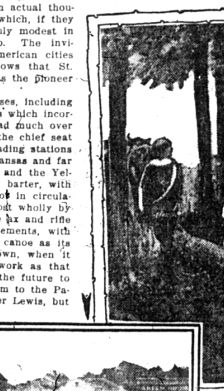
By Emily Steele Huntington

THE MIGHTY activities and marvelous progress the world has seen in the past 100 years are strikingly illustrated in the centennial celebration of the incorporation of St. Louis. Picturesque pageants with everything in the way of the spectacular which is most likely to stir the imagination of the spectator into appreciating the work of the past through contrasts with the present feature the week's program.

The greater part of the history of early St. Louis is really more fit for the unwritten American epic poem than it is for mere prose. This work as a frontier town in the first half of the nineteenth century made it the mid-continental city of the United States in the second half. Its pioneer trade routes are now the great routes of steam transportation between the Rio Grande and the Canadian border and between the Mississippi and the Pacific. It established the first water routes from the headwaters of the Ohio to the mouth of the Missouri and of the Illinois, opening the first water connection for steam transportation between the Ohio and the upper Mississippi and Missouri, developing the Ohio river states on both sides of that stream.

Every state now on the map west of the Mississippi was penetrated by its business pioneers, establishing the first centers of trade. The whole west is interested with St. Louis in celebrating this great event, because in founding the first great city of the trans-Mississippi west the pioneers made the western beginnings now explained in scores of other western cities and in actual thousands of other incorporated towns, which, if they are not already great, are not unduly modest in their expectations of becoming so. The invitation to a thousand mayors of American cities to participate in the festivities shows that St. Louis fully appreciates its position as the pioneer city of the great west.

As there were less than 200 houses, including outhouses and barns, in the St. Louis which incorporated in 1809, it could not have had much over 900 people. The town was already the chief seat of the western fur trade, with its trading stations pushed to the headwaters of the Arkansas and far towards the sources of the Missouri and the Yellowstone. Doing business wholly by barter, with almost no money in hand, in sight of but little in circulation, with resources representing almost wholly by the spirit of its 900 people; with the ax and rifle and blacksmith's sledge as its implements, with the one-horse cart, the keelboat and canoe as its transportation facilities, the little town, when it incorporated, already looked on its work as that of opening up the United States of the future to the Rocky mountains and beyond them to the Pacific. In 1809 it had lost Meriweather Lewis, but still had his companion explorer, William Clark, to stand for the spirit of the American and French "makers of destiny" who thought little more of starting a thousand miles than the unknown west from St. Louis than the average St. Louisan now thinks of starting for the Pacific coast in a sleeping car.



OLIVE STREET, ST. LOUIS 100 YEARS AGO

OLIVE STREET TODAY ~

From a village of 900 inhabitants to the fourth city in the United States, with a population of three-quarters of a million, is a wonderful achievement, but it sinks into insignificance when compared with the giant strides of the past century in the world of science, commerce, the arts and every field of endeavor which makes for a higher and better civilization.

It is a severe strain on the imagination to attempt to bridge over the gap between the meaning of an airship crossing the Mississippi river at St. Louis this year and what the ancient keelboats of 1809 meant, as they landed at the foot of Walnut street, where the town was founded in 1764 by the pioneers who had paddled and cordelled their bateaux painfully up the river from New Orleans under Laclede as he advanced in the bold attempt to control the fur trade of half a continent with his handful of men.

The keelboat then was no more out of date than the airship is now. It was the best modern boat in 1809 which could be equipped by the capital of St. Louis, of New Orleans or of Philadelphia. Because of it Philadelphia and St. Louis commanded the east and west movement of business as that north and south was commanded by New Orleans and St. Louis, as soon as their first fleets of keelboats were regularly organized. It helped to make great history, even if it did have to be pulled up stream by a rope dragged by men on the bank.

This distance in point of change in the way things are done is almost impassable for the mind. In point of fact in St. Louis it is only a matter of the third generation between keelboat and aeroplane. In 1907 the first airship on record as crossing the Mississippi river crossed it at St. Louis during the international contests of that year. It is something to remember now as part of the record to which belongs the history of the first locomotive crossing the Mississippi at St. Louis in 1852 to complete the work of the St. Louis argonauts of 1849, crossing to the Pacific in their "prairie schooners."

If we suppose aeroplanes and airships circling in the air above the St. Louis keelboat landing of a hundred years ago we may imagine, if we can, how they appear to the men whose grandfathers not only navigated the river in keelboats, but lay flat behind the goods the boats were loaded with while they were being shot at by Indians along the banks.

It is almost if not quite as hard now to imagine what the world meant before the age of steam as it is to think out what will be its meaning in the age of the perfected airship and aeroplane. Every contrast possible in the St. Louis centennial week of pageants is a challenge to look backward and forward in the attempt to find out what a hundred years already mean, as the first success in the attempt to find what it is to mean shortly, for this generation and for the grandchildren of this generation in 2009.

The makers of the centennial week program were keenly alive to the opportunities for spectacular effect suggested by the most striking events of the world's progress. The aeronautic events such as balloon races, aeroplane and dirigible balloon contests, suggest the future possibilities of transportation in contrast with those of 1809. For comparison with automobiles and aeroplanes the barbaric pageantry of a day, with its stumpy mast, its cordelle and its sweeps, is an educational feature of the water pageant, which includes crafts of all the kinds which now ply the waters of the Mississippi. The Velled Prophet's pageant, unique and picturesque, is another feature which is full of romantic interest. The educational parade, the parade representing 3,000 of St. Louis' industries, the procession of a thousand mayors and the other events which find a place on the program all suggest that as a great week for St. Louis its centennial week is still greater, as it belongs to a hundred years of history-making for the continental United States.

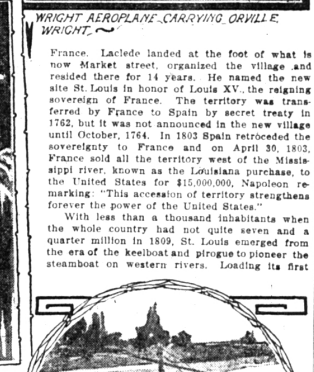
The city of St. Louis was founded by Pierre Leclede Liguest in 1764. The territory west of the Mississippi river was then in possession of France. Laclede landed at the foot of what is now Market street, organized the village and presided there for 14 years. He named the new site St. Louis in honor of Louis XV., the reigning sovereign of France. The territory was transferred by France to Spain by secret treaty in 1762, but it was not announced in the new village until October, 1764. In 1803 Spain retroceded the sovereignty to France and on April 30, 1803, France sold all the territory west of the Mississippi river, known as the Louisiana purchase, to the United States for $15,000,000, Napoleon remarking: "This accession of territory strengthens forever the power of the United States."

With less than a thousand inhabitants when the whole country had not quite seven and a quarter million in 1809, St. Louis emerged from the era of the keelboat and pirogue to pioneer the steamboat on western rivers. Loading its first steamboat in 1817, it had more than doubled its population of 1810 in 1820. From 4,000 in 1820, two decades of steamboating gave it 16,469 in 1840. About that time it began its great transcontinental work with the "prairie schooner," reinforcing the steamboat in overland transit. With the transcontinental overland movement, to Oregon as well as California, growing, in 1850 it had 77,860 people and was beginning its work as the first pioneer of railroads to the Pacific. After bringing the first locomotive west of the Mississippi in 1852, it more than doubled its population in that decade, reaching 185,587 in 1860. With the foundations of the states now west of the river, already laid along its first trade routes in 1860, it advanced in the next two decades to 350,522 people. Chicago was passing it in population then, without being able to take from it its historical place as the "first great city of the west," the pioneer and founder of the west of the present. Since 1880 it has doubled its population once more, advancing from 350,000 to over 700,000. At its present rate of increase, responsive to that of the Mississippi valley, St. Louis is doubling business in a little over 10 years. Its bank clearings increased from $292,000,000 in 1869 to $3,074,000,000 in 1908. Its tonnage of merchandise received and forwarded was 20,162,000 tons for the first six months of this year. Its bank resources reported June 23, 1909, of $283,841,000, more than double the total of the tenth year back.

Such figures illustrate much more than local progress. They are mid-continental before they become local, in the sense that the people of the whole area between the Alleghenys and Rocky mountains are now exerting new energies and utilizing new forces of growth, unforeseen even as late as 10 years ago. As the percentages of this growth are of course greatest west of the Mississippi river, St. Louis has almost made itself over" in 15 years in growing up to the new growth of the country. Since it began work for the world's fair, celebrating the Louisiana purchase, it has learned to look back on itself in the last decade of the nineteenth century as "old St. Louis." In looking back to the older St. Louis of 1809, it can boast that as a frontier outpost it led the progress of the continental United States. In looking forward, in its centennial year, it can see that the greatest results of the history it has made are only the beginnings of greater results, which belong to the immediate future of the continental United States, whose progress makes the frontier town of 1809 the midcontinental city of 1909.

WRIGHT AEROPLANE CARRYING ORVILLE WRIGHT. ~

THE FOUNDING OF ST. LOUIS BY LACLEDE. BY JEROME B. STEVENS FROM THE PAINTING BY F. L. STOODARD



MISSISSIPPI RIVER KEELBOAT IN 1809

JOKE CREDITED TO DR. HALE

Great Preacher Had Fun with Girls at Summer Resort—Practical Aid to Editor.

An old friend of the late Dr. Edward Everett Hale contributes several characteristic stories of the flood of reminiscence which has followed the great preacher's death.

"Dr. Hale was pre-eminently a man who practiced what he preached," his friend writes in the Woman's Home Companion. "He was constantly following the lead of his four famous admonitions and leading a hand himself—his own hand. Once on a time his travels brought him to a town where a friend of his was editing a daily newspaper.

"When he called on him this friend unfolded a tale of woe. His wife was seriously ill; she had gone into the country believing that a change of air would do her good. She was pining for her husband and he was pining for her, but he had no assistant, so if he took a vacation the paper must stop. Hale listened and returning to his hotel sat down at his desk.

"Before he got up he had written with that ready pen of his enough articles on topics of contemporaneous interest to fill his friend's editorial columns for a week. Returning to the sanctum he threw a copy on the editor's desk with the remark:

"There, now you can go and visit your wife! '"—Boston Herald.

A Difficult Ideal.

"Don't you want to make a record that posterity will read with admiring interest?" "Yes," answered Senator Sorghum. "But such an ambition seems far beyond the bounds of possibility. It is becoming harder and harder to get up a biography that will not be thrown aside by nine readers out of ten to make room for a best seller."

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 30 rods deep on Maple Ave. East, (half an acre). Fine barn and every modern convenience. Furnace, bath, sidset, etc. Owner leaving for which building cost. Will exchange for improved city property for sale or purchase price.

85

Village lots on Woodward avenue, boundon north by land of Mollie G. Smith, east by D., G. R. & M. R. R. south by Bower addition, west by Woodward avenue, 165 feet front on Woodward avenue, 178 feet deep on north side and 148 feet on south side, all in the Village of Birmingham, Mich. One of the finest building sites in the village.

77

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

147

Nice little home for someone of small means 1¼ acres in s w ¼ of s e ¼ of sec 34, township 2 Troy, house 7 rooms, barn in good shape, well; both barn and house, never dry. ¼ mile east of Rochester Electric; fare to Detroit 15c. R. F. D. All cash and no grumbling will buy it at $750. Hurry up!

No. 167

Wants to trade for 80 or 60 acres on or near electric. Ninety-four acres on east ¼ of south west ¼ Troy, 1½ miles from Troy Corners, valued at $8,000 (insured for $7,100); flowing well on place; farm well adapted for stock or dairy; 1¼ miles from electric at Troy Corners, where there are good schools and churches. Pays 19c to Detroit. Rest acre.

178

Seven-room cottage on west side of Bates street, 6 feet front, 132 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. Owner has left the city and wants to sell at once.

180

Farm in Avon township; 35 acres of good clay loam, well ditched; small orchard, no buildings; small amount down. For sale or exchange for small farm.

168

One of the best-arranged and finest-appointed residences in the village, and in absolutely the best location—East Maple Avenue, two blocks from electric road; bath, toilet, hot and cold water, city gas, 10 rooms, 2 stories, rebuilt last year, better than new; 4 buildings, fine orchard; 112 feet on Maple, 330 feet deep; plenty of room for chicken yard, garden, lawn, etc. A fine workingman's home. What else do you want, anyhow? Will sell house and 16 feet front by 150 feet deep for $5,800. Come of our best chance.

193

Thirty-five-acre fruit farm, 1¼ miles north on Birmingham, on the Town line; 6 buildings, insured for $1,300. 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 inexhaustable supply of gravel, is worth almost the price of the farm alone. Soil waste land and under a high state of cultivation. Worth looking at anyhow. Price $6,000; terms easy.

199

Fifty acres in Township of Troy, adjoining the Joy Stock Farm; 8 buildings, good house, basement barn, plenty of small fruit, orchard of selfsellout fruit; 8¼ miles from Flint Division D. U. R. 2 trails and fine spring. Price $4,800.

1999

Fifteen acres in Township of Royal Oak; the buildings, small grove of maples in a pretty fashion; new land, well ditched, clay bottom, black top soil; corner of the 9-mile road and Campbell road, 40 rods east of electric road; adjoins F. A. Hudson and Duffield tracts, which are held at $500.00 per acre; 1¼ miles south of State Fair grounds. Price $300 per acre; will exchange for Detroit property.

198

Ten acres 1 mile east of Royal Oak village on excellent land, 40 fine apple trees, no buildings. Price $1,200; this is well worth $1,500, but the price will enable you to build the kind of house you may require.

201

Fine 3-story residence on Maple Avenue, corner of High Street; 50 feet front; 132 feet deep; hot and cold water, bath, toilet, city gas, electric city water; every convenience found in one class of city residences. Cement walk (cost $250) at best corner in neighborhood. House would cost at least $3,000 to build today; ask any one to build it for less and see what they say. If you want to buy this beautiful home for $6,500, and have your own way about payments. Ask the man at the bank.

219

Tidy little place for some one with moderate means. Corner Chestnut and Palm, Campbell Addition. Let's worth at least $450 and the house is worth $1,200; that's $1,700, and prices are advancing all along the line in that locality. Any one some right away we will consider an offer of $1,400, and that is high after we have a chance to run over the premises, we will introduce you to the owner and you can make your own terms. Elsie.

222

Two-story tenement or terrace, on the east side of Woodward Avenue. Two distinct 3-story houses of 5 rooms each. Furnace, water-closet, bath, hot and cold water, city water and gas; each independent of the other; rental, $25 per month each. Forty dollars per month will pay all taxes and insurance. Good barn on the premises, and the lot is 70 feet front by 132 feet deep. Two ages on Woodward, and 185 feet deep, room for a fine 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.

229

A pleasant and sightly farm of 71 acres in West Bloomfield, 2 miles from the Northwestern electric, 2 acres orchard, 4 acres good timber, 9 buildings worth $6,000, and the price is $8,000—and it is well worth it. Nearly all fertile loam, gravel bottom, under high state of cultivation. Better investigate.

241

Fine new house with all modern conveniences, within 300 feet of active coal and iron mine; 8 rooms, hard-wood finish; lot 56x150; plenty of fruit. You could not build this house for $3,000, and that's all we ask for the premises. Well worth looking at.

243

Farm of 160 acres, Saginaw county, 2 miles from Fergus Station, on the M. C. R'y. Clay loam, good buildings worth at least $5,000, and that's why the farm if you come right away—now. The place is within 2 miles of active coal and iron mine. It is a rich coal deposit under the entire farm; 6 miles to Owosso; 12 miles to Corunna; 20 miles to Owosso Charles 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 with a brick house equipped with hot and cold water, bath, sidset and furnace, water-closet, possible conveniences, and barn, chicken house, variety of fruit, and a good location for a home, along east $6,000—for $2,000 on easy terms, you'd call it a bargain wouldn't you? Well, we can do it. Come on and we'll show you.

246

One hundred and twenty-seven acres in the Township of Avon. Six buildings worth $5,000. Terms of 1,000 down. A score of acres of timber (Clinton river runs through the farm); no marsh; land in 120 acres tillable; 2 never-failing springs and wells, 2 good houses, 2 barns and sheds, 2 acres of fence, and only 4 miles from the thriving Village of Rochester. Well worth looking at. Better call and consider an offer of $6,800, with one-third cash. Take you to see it any old time at all.

247

House, barn, and also an acre of good garden land on north side of Saginaw street. Good, old-fashioned house, and could be moved to a lower price. Party has decided to go West and wants to sell badly enough to make a decided sacrifice. Ask the man at the bank about it.

249

Nice, warm, old-fashioned house on the north side of Maple Avenue, among the best class of residences in the village. Fine, large lot, with good garden, and it can be bought for $1,500. Why buy and pay $2,500 for just about as well if not better, and after you look the premises over you will make us an offer anyhow.

250

Now, here is a "Beauty" House, barn and chicken house, with two acres of land on westerly side of Woodward, opposite Elmwood Park, known as Elmcrest." Two rooms, bath, toilet, two cellars, fine furnace, good well, fine variety of fruit, grapes and manbois, one of the best equipped lot of buildings in the county; water, drains, fine shade trees and beautiful lawn. Worth looking at for $4,500. Will buy it, and the balance of purchase price can be had on easy terms. Only one mile of interurban. Without exception this is the best home and the best lot of buildings we have ever had, and the price is right.

251

House and lot in Campbell's Subdivision; corner lot 60x132, fine hedge on front and side, cellar, well 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 millionaire to handle it. Come on.

205

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

269

House and lot, east side Woodward Avenue; will exchange for other property; lot 105x97; house 6 rooms, small barn, large garden, some fruit; $1,000; buildings are insured for $600.

270

House and lot, west side of Ann Street; 2-story frame cottage, cement-block foundation, 8 rooms and cellar; one block from Woodward Avenue (electric line). $1,800; terms easy.

271

Forty feet front on Southfield Avenue, 176 feet deep; 3 buildings, 5-room house, 3 bedrooms, water in house, garden, fruit, new cement walks; $1,350.

273

New cement house, one block from Woodward Avenue, 4 bedrooms, bath and closet on second floor, 4 rooms downstairs; large veranda, hot-air furnace, hot and cold water, hard wood floors, good barn; large enough for horse and cow; cement walks, cistern, etc. Worth looking at; also worth more money than we ask for it, but we'll sell it for $3,500 on easy terms.

274

Nice little country place for some one of small means. House, barn, and all necessary outbuildings with two acres of good land; buildings insured for $725; cistern, good location, 2½ miles from Clawson on the Flint electric line; $900; terms easy.

275

Fine new house and 102 acres of good land on west side of Woodward Avenue, near Pontiac; 16 acres timber, 5 acres orchard; 2 buildings, valued at $7,000; hot and cold soft water, tubular hot-air furnace, bath, toilet, water closet; grapes, peaches and apples in great abundance; one mile from Pontiac on D. U. R. electric. Prices and terms on application.

276

Farm of 160 acres, west of Birmingham; excellent soil, good buildings, fine location; 16 acres orchard, 30 acres timber; one of the finest farms in the country. Price low and terms. Take you to see it any day.

267

Forty acres on the line of the Flint electric, at Harris Corners, in Troy township. Excellent soil, clay loam, no waste; one of the pleasantest locations for building a nice country residence. The place is held for more money, but make us an offer of $2,800 cash, and we will see what we can do for you; or, will sell from one to 30 acres in any sort of parcel, or any part of the 40, at prices which cannot fail to interest you.

277

Farm of 160 acres in Southfield; gravelly loam and clay; 4 good buildings, 6 acres orchard, 40 acres oak timber; 1 mile from cheese factory and Village of Franklin; 2½ miles from electric road; telephone, R. F. D., and $45 per acre will get it if sold before March 1. Postal will get full particulars, or we will take you to see it at any time.

278

How would you like a good big farm in Crawford county, Michigan; 80 acres, and the north branch of the Au Sable river runs across it. 90 acres cleared, 2 acres orchard, 2 buildings valued at $3,500; good house 8 rods from the river; abundance of game and fish; fine climate, pure air, school house on the same section; only four settlers in the township; ideal place for club buildings for hunting and fishing. Price $15 per acre; terms easy, and we will take some stock in a corporation to buy it. A postal will bring full particulars, photographs and map.

280

Farm of 228 acres in Troy—15 acres oak and maple timber; 5 acres orchard; 4 acres apples; 7 buildings valued at $4,000; insured for $2,000. No waste land. Soil rich loam; flowing well; tank house; buildings fair; one mile from Rochester electric; farm house with good cellar; cement bottom cellar; 200 rods of new Page wire fence. $46 per acre will buy it, and the terms are easy at low rate of interest.

281

Two very desirable lots in the Buell Addition can be bought for $825 on account of the owner leaving town. Bound to go soon, as same class of lots in the neighborhood are selling for twice the money.

282

Let 4 in Block 7, Campbell's Subdivision; good house inquired for $850; fine location; price $1,200. Who can't little home for some one with enough cash to make a small first payment.

284

Lots 23 and 24, Buell's Addition; one of the best locations in the whole plat; can be bought for $400, and you can get them by paying only $25, and the balance on land contract with easy payments.

284

House, barn, and 1¼ acres of excellent land, with plenty of fruit; 8-room house, good barn on the cement floor; fine location on west side of Woodward Avenue, near Electric Park; good drainage; cement walks. Price $2,500.

286

Fine farm of 55 acres on Franklin Road, 1¼ miles from Court House in Pontiac. No buildings, good soil, sandy loam and gravel; well watered, nice grove of 5 acres on west end, new gravel State road ½ mile to city limits, ¼ mile to electric; five view farm will be sold for $4,000. Price $6,000; enough cash to secure, balance on long time at 6 per cent.

288

Acreage, 16 acres one block from Woodward, streets on two sides, excellent land well drained; just the thing for a home. Price $4,000. Terms, $2,000 cash and balance on mortgage; easy terms.

289

Two-story frame house, practically new; 19 rooms, good furnace, hot and cold water, large barn, 120 feet frontage on south side of Townsend Street; two blocks from electric; cement walks; everything in excellent condition; city water, all conveniences, and will be sold for $3,000 cash, or more on terms. Don't miss this chance. One of the best bargains on the list. Come and see it.

292

One of the best equipped and loveliest little farms on our list. 47 acres, new modern house, 12 rooms, furnace, bath, hot and cold water, city water, ½ acre beautiful grove of native trees, 13 acres of best orchard just coming into bearing, all kinds of fruit in excellent condition; city water, all conveniences, and will be sold for $3,000 cash, or more on terms. Owner has business which takes him to other parts and will sell at a great sacrifice. For price and terms call at the Exchange Bank and if you want something better than the ordinary at almost your own price we will go with the man and look it over. Any time—any day.

293

Forty acres good farming land suitable for cutting up in lots or parcels for building to suit purchaser; on line of D. U. R. 15 miles from Detroit. No nonsense. No buildings. No trade. Price $2,000. Let's go and see it.

294

ACREAGE—22 acres, high and dry, in the village of Birmingham, and the best land for platting. Street on two sides and through the middle. One block from Woodward avenue. Price low; terms easy. $3,000 will handle it. R. E. Dep't Exchange Bank, Birmingham, Michigan.

295

Nice little Chicken Farm on the Rochester electric line, 7½ acres, 2-room house with furnace, bath and toilet, flowing well, barn and chicken house, all new buildings and finely equipped. Owner going South on account of health. Can be bought for what the buildings cost, and all the cash required is the equity above the mortgage, which can mention. Worth looking into. You can't help liking it, and we will show you the premises any day, without expense to you.

296

Nice 8-room house, built last year in Village of Royal Oak, one block from both electric railways; cellar, cistern, lot 50 feet front and 132 feet deep. Cost owner $2,600, but will sell for $2,150.

297

Without exception, the finest farm for stock raising or high-class farming in the county. On the line of the Rochester electric, 45 miles from Detroit. 2 flowing wells, pond of nearly an acre of pure spring water furnishing an abundance of pure clean ice. 9-room house, new silo, barn 74x40, accommodations for 30 head of cattle in cement-floor stable, milk house with flowing well, 15 acres timber, 160 rods new cedar posts, 1,000 rods of cedar rail fence, 140 acres of black-loam land and not a foot of waste land; pretty little creek runs through farm. Nothing finer on the market, and we have it for less than $100 per acre will buy it on easy terms. There!

298

House, barn, wagon shop, blacksmith shop, two lumber sheds, two acres of land, fine orchard; buildings in good repair; 2¼ miles from electric, in Village of Franklin, prettiest village in Michigan. All ready for an enterprising blacksmith and wagonmaker to make a good living in a prosperous farming community. Best of reasons for selling, and $2,500 cash will buy it right off the bat.

299

FOR SALE—80-acre farm all under cultivation; good buildings, on rural mail route and telephone line. Four miles from railroad station, in a well-settled country, and ¼ mile from a proposed railroad from Grand Rapids to Ludington, which in sure to be completed within two years. This farm is all No. 1 black soil, the very best for corn, barley, oats, onions or peppermint. A good shoemaker and boiler to go with the farm. One-half mile to church and school. This farm, is well worth $4,000, but to make a quick sale we will take $3,400—$1,500 cash and balance on easy terms.

301

Good two-story house and barn on south side of Maple Avenue, East; 77 feet frontage and 20 rods deep; 10-room house, good cellar, excellent garden, large lawn, plenty of bearing fruit trees, and small fruit in abundance. Two blocks from electric. Price $2,800; half cash, balance on long time and easy terms. City water and gas. Conditions make a sale very desirable. Better look it over.

302

Nice little farm of 63 acres, about a mile from the electric, and 1½ miles from Birmingham, Rolling country, beautifully situated; cement walks, pretty little brook, excellent gravel bottom; 2 acres timber—and a trifle over $3,000 per acre will buy it. Glad to show you any time, and if you don't buy you will not be scolded a little bit. Worth looking at anyhow.

303

One of the nicest lots on the Buell addition, facing on Woodward avenue; 40 feet frontage and 126 feet deep. Corner lot, and one of the most desirable lots in the village. Can be bought for cash at a price that will surely appeal to any one—either for building purposes or an investment.

304

Fine large 9-room house three blocks from electric, practically new; equipped with hot-water, bath, electric lights, city water, small barn, lot 80x132, fine location and one of the best in the village; cement walks; house newly painted and decorated, ready to occupy without further expense. $3,000.

305

New 7-room cottage just finished, one block from electric, lot 60x26, west of Woodward Avenue, modern in every particular; house 23x30. Fine home for any one of small means. Everything new and ready. Never owner rented or occupied. Sure to please you at $1,600.

306

Two-story cottage on Campbell Addition, two blocks from cars; 8 rooms, city water, wood-shed, cellar, small fruit; cost $1,400 to build. $1,200 cash. Worth more money, but owner has best of reasons for selling.

307

Twenty-seven acres on the line of the Rochester electric in Troy township; rich sandy loam and clay; no buildings; 2½ acres orchard; good school, nice neighborhood; just the thing for chicken farm, and build to suit you, or nice country residence. Car stops directly in front; fare to Detroit 15 cents, and can be bought for $2,700, on easy terms.

308

Now, here it is! Best-equipped stock-farm in the country. Township of Troy, 225 acres, 14-room house and seven other ample buildings, all practically new; 28 box stalls, cold water piped to all the buildings; 125-barrel storage tank; water in every field but three, beautiful shade, fine view, no waste land, and every acre under high state of cultivation; altogether one of the most beautiful as well as profitable farms in this country of fine farms; buildings insured for $12,000; big old-fashioned fire-place, hard-wood floors, bath, water-closet, etc.; in fact, all the buildings are thoroughly drained and detail in apple-pie order. Let us take you to see it. Only 20 minutes from our office, and good roads. Come on!

309

Vacant lot, Merrill Plat, fronting on Merrill Street, 66x132, near Methodist Church; fine location. Price $350.

310

Brand-new 2-story cottage, finished in golden oak, with bath, water-closet, city water, electric lights, hot-air furnace; convenience to be found in best-appointed city residences. Lot 40x103, and only two blocks from electric and three blocks from Birmingham High School. Price $3,100, and terms easy. You must be convinced that this is very cheap after you look at this beautiful, new, well-equipped, cozy little home. Let us show it to you.

311

Six-room, 1-story cottage on Daisies Street, two blocks from electric, in good repair, with fine cellar, and everything in good shape. Rents for $8 per month, and can be bought for $800, cash. Owner, in poor health, requires the money. You cheap to mention in public, but we will tell you all about it if you will call or write.

312

Eight-room, 2-story dwelling on west side of Southfield Avenue; large barn, fine shade, cement walk, good neighborhood. Why, we don't know. The buildings would cost at least $7,500 to build today. Better look them over and see what's what, and all we ask for the whole outfit; will take $1,000 cash and balance on mortgage at 6 per cent. If you don't look at this, you will be sorry after you have bought elsewhere.

313

The very cream of all farms on or near the electric on Woodward Avenue, between Birmingham and Pontiac, in the fashionable Bloomfield Hills district. Fine, nine-room residence, fine residence built of stone, with more modern cement and frame additions; 6 buildings in all; 10 acres of good timber; beautiful branch of the River Rouge runs through the farm near the house, with fine old elms and other shade trees 3 acres of finest apple and peach orchard; farm well fenced and one of the best and most productive in the county. The price is big for farming lands, but no higher than other places which are not improved and more desirable. This is the first time it has ever been put on the market. We could tell you lots more about it. Take you to see it any time—any day.

314

Good comfy 2-story, 9-room cottage on Purdy Street, with good barn. Lot 50x120, one block from car line. City water and gas in the house, and the price is so low and the terms so easy that you will be sorry if you don't call at once and look it over to see the property; and when we tell you the circumstances you'll sit up and take notice. Try it!

315

Fine Lake farm, with good buildings; excellent natural drainage, two miles from Orchard Lake and Page wire; ¼ mile gravelly lake fr ot, with solid bathing beach. City water piped to house; cement floor, five stalls, new litterple roof; six acres oak timber; 3 acres of fruit, orchard, all kinds of fruit; seven buildings, all in good repair; we really want to decide at once after you have looked over all the farms for sale proposition in this county of beautiful lakes. Take you to see it without expense any time. Only about 25-minutes ride from our office.

316

New brick house, two blocks from electric; bath, closet, furnace, city water, et cetric lights—all modern conveniences. Price low; terms reasonable. Residence, nine rooms, cement walks; finest location in village. Only above little mortgage will buy it. Ask us about it.

German Beauty Spot.

Heiligendamm-Geibesanade, north Germany, with its splendid forest stocked with game of all sorts, including wild boars, lies about 25 miles eastward beyond Rostock. The architecture of the Jagdhaus is exactly in keeping with its sylvan surroundings, and is one of the handsomest and most attractive structures of its kind ever built.

Virtue of Keeping Clean.

It might be too much to say that there is nothing so easy as to keep clean, since the subjugation of dirt does mean labor. But it is not too much to say there is nothing so possible as to keep clean. Water is plenty, soap is not prohibitive in price, and no better use can be made of labor than to make things tidy and pure and undefiled.—Kansas City Star.