The NEW DIVORCE CENTRE

Reno, Nevada, Inherits the Sioux Falls Industry

A Million a Year Estimated Revenue

By HERBERT F. JACKSON

JUDGE ORR, WHO DECIDES HALF OF THE DIVORCE SUITS.

JUDGE PIKE, WHO DECIDES HALF OF THE DIVORCE SUITS

RENO, Nev.—The population and social life of Reno, Nev., are undergoing a great change. Where a year or so ago the optimistic mining promoter, in his corduroy or khaki and his high russet shoes, was wont to disport himself, to-day may be seen men of the east flashing by in high-powered automobiles. Where Washoe squaws would a year ago sit and play cards at the corners of the public squares may be seen to-day handsome women in Paris gowns sauntering in the afternoon sun. On the veranda of the leading hotel where a year ago were the silence and desolation that the panic of 1907 produced, idly sit and fight with ennui groups of men and women, who look forward, in mental vision, to the time when they will be able to forsake this frontier post of civilization and whirl an eager flight back to their homes in the east.

But they are looking for divorces at present, and so they must stay here for at least six months from date of arrival to satisfy the requirements of the Nevada divorce laws with regard to residence. For Reno has succeeded to the eminence formerly occupied by Sioux Falls as the divorce center of America. Some farsighted lawyer got into the Nevada legislature several years ago, and when he got out again there was a divorce law among the statutes of Nevada that for length, breadth, height, elasticity, and all other qualities that commend themselves to the seeker, after easy matrimonial freedom, could not be surpassed anywhere in the union. It was equaled by the South Dakota law, though, and so Nevada and the Nevada lawyer secured no results from it for the time being.

But everything comes to him that waits, and when the people of South Dakota arose in their wrath last November and, by a referendum vote, declared that any one who desired to get a divorce in South Dakota would have to live there a year instead of six months, as had been the requirement previously, the seeker of relief from present matrimonial ties began to take the long journey westward to Nevada, where it takes but six months' residence to be in a position to go before the courts of the state as plaintiff in a divorce suit.

W. H. Schnitzer, a Reno divorce specialist, has written a treatise on divorce practice and procedure, in which he throws an illuminating ray on the wherefore of the popularity of Reno as a divorce center. He says:

"While the laws of the eastern and middle western states generally contain some provision for the dissolution of the marriage tie, it is obvious to the reader that in cases where extreme cruelty, desertion, and failure to provide form the basis of the grievance, the law in such states offers no substantial relief to the aggrieved party, because the requirements of proof, duration of offense, corroboration of plaintiff and procedure under court rules are so exacting and irksome that the desired relief sought by the applicant is rendered impossible of attainment. Summing up the situation as it exists in the eastern states respecting the domestic relation law, the client when consulting local counsel is almost invariably advised that upon the facts submitted he or she is without remedy. Here in Nevada the applicant, without deception or fraud, upon almost any charge from which lack of harmonious relations may be reasonably inferred, may apply to our courts and secure prompt results by decree of absolute divorce, valid and binding in law."

While there are about 54 cases now on the docket of the district court, there are in Reno to-day over 350 individuals establishing a residence for divorce purposes, a majority of whom are women.

The charms of Nevada as a divorce center have only just begun to percolate into the consciousness of the outside world.

Reno has no objection to the present status of affairs. It is estimated that the revenue of the town from the divorce colony at present is close to $1,000,000 a year, and that it will rapidly increase from this on. To a community of but 18,000 population this is no small consideration.

Why Reno is preferred to any other community in the state as a place of residence by those seeking divorces is because of the manifold advantages of the town over any other in the state. Nevada is primarily a mining state, and nature usually hides her precious metals in difficult places. Reno is not a mining camp, and is not only centrally situated from a railroad point of view, but has scenic attractions rarely to be found in any American community.

It is located in the heart of a rich agricultural region, and through the center of the town runs a beautiful mountain stream, the Truckee river. Surrounding the town, at a brief distance, are snow-capped mountains, and the winds coming from over their summits keep the air cool on summer nights. It is never very warm in Reno. On the other hand, the winters are comparatively mild.

An altitude of 4,500 feet makes the atmosphere somewhat trying on nerves that are not robust to begin with, but nervous affections are the only complaints to which the climate is unfavorable.

For the cure of other ailments hot mineral water springs abound in the vicinity of Reno. Twelve miles away are the famous Steamboat Springs which Comstock millionaires were wont to patronize 40 years ago. Three miles from Reno is Moana Springs. Five miles from Reno, to the west, is another famous medicinal resort, Laughton's Springs, the road to which runs along the Truckee river, making a beautiful driving boulevard. Half way to Laughton's on this road is a magnificent edifice known as "Rick's," which is the local "Monte Carlo." Rick's has all the conveniences for those who desire to make a stay, and frequently parties who go there to spend a few hours forget to come back for several days. It might be mentioned in this connection that the divorce colony has brought to Reno over 100 motor cars.

The leading hotels are always crowded, and the rents for cottages have appreciated, on the average, to the extent of 50 per cent in the last six months. In some instances the increase has been much greater. One cottage that rented for $60 a month in January last, now returns its owner a rental of $100 a month.

Perhaps the only thing that endears Reno to the visiting divorcee more than anything else is its proximity to San Francisco. One may board a train in Reno and be in the Pacific coast metropolis in ten hours. Despite its manifold attractions, life in Reno is likely to wear irksome upon those who have been used to existence in larger centers, and the visitors, to a great extent, sooner or later during their stay, take a trip or half a dozen trips, over the Sierras to the city by the Golden Gate.

Such visits, while affording relief from the monotony of life in Reno, do not impair the residence qualifications necessary to the obtaining of a divorce. To again quote the Nevada divorce authority already mentioned:

"Under the provisions of Section 22 of the Marriage and Divorce act, the plaintiff must reside in the state for a period of at least six months. This is not construed to mean that in order to fully comply with the statute the party must remain here continuously for said period. So, if a party comes to Nevada, and, in good faith, takes up a residence, the party may leave the state at any time after establishing residence, may go and travel when and wherever the party chooses, and may return to the state whenever inclination prompts, and yet such temporary absence would not in any wise affect the legality of the residence established, but the party would be entitled under the law to bring suit any time after the lapse of six months from the date residence was originally established, notwithstanding the party's absence from the state during said period."

Biased somewhat by the financial seductions of the situation, and yet to learn the lesson that such a state of affairs can only result in the moral degradation of the youth of the community—a lesson which caused South Dakota to reform her divorce laws—Reno appears to be perfectly contented with things as they are.

But Reno is busily engaged in cleaning house, and it is felt by the most reformers that the divorce laws of Nevada will be written will be a thing of the past in the near future. Not in the very near future—for the next legislature does not meet until January of 1911. There are those who point to the experience of South Dakota, which for 20 years fought the evils of lax divorce laws before a repeal was secured, and say that the moralists of Nevada have an equally stubborn task before them. But Nevada is cleaning house. In the last session of the legislature, after gaming being permitted for 40 years with cognizance of law, a bill abolishing gambling was passed—the act to take effect in November of 1910—and it is believed that if that could be done, the slack divorce laws can be more easily repealed.

In the meantime the hotel men and cottage renters of Reno and the divorce lawyers will continue to flourish. Parisian toilettes and 60 horse-power automobiles will flash and dart through the quiet thoroughfares at all sorts of hours. Men and women will continue to become "citizens" of Nevada on a six-months' residence—and leave the state forever the day after securing their divorce decrees.

COURT HOUSE AT RENO

RENO'S LEADING RESTAURANT—A RENDEZVOUS FOR DIVORCE SEEKERS

RENO'S MAIN BUSINESS STREET

Frolics of a Real Queen

That queens are very human beings after all is evidenced by their delight in the outdoor pleasures which even their humblest subjects may enjoy. The royal lady of a European court no longer sits in regal splendor in her palace, surrounded by ladies in waiting ready to minister to her most languid wish, but you may meet her motoring in the country or riding horseback in the park. It is an excellent example they are setting for their countrywomen in this respect.

Queen Alexandra is a devotee of outdoor life. Indeed, she attributes keeping young and enjoying good health to this fact. When a young girl she was fond of swimming, rowing and driving, and even now she never permits a day to go by without taking some exercise. If the weather is too bad for walking she passes several hours at billiards. She is wonderfully skilled with the cue and is proud of her game. But in nice weather her favorite exercise is walking. At Sandringham she visits all parts of her farm at least once a day. This is more of a pleasure than a task, because she usually amuses herself on the way by taking snapshots with her camera or playing with one or more dogs. Fond though the queen is of outdoor life, she avoids hard exercise. Yachting and driving she enjoys, but she never has played golf or put a ball over a tennis net.

Persistent automobiling, she believes, offers the quickest means known for getting rid of a nice complexion and gaining 10,000 wrinkles.

Queen Alexandra believes so much in fresh air and exercise out of doors that she has sometimes slept in a tent she had put up for her at Sandringham. Once, asked how she managed to keep young, she said: "Fresh air and exercise are the best elixirs of youth."

Queen Alexandra's particular hobby is photography and that takes her out of doors a great deal. She is said now to possess albums containing over 10,000 photographs, all taken by her own hands, representing royal and important personages, places and festivals in all parts of Europe. For a period of 16 years now the queen has been a devotee of the camera. She possesses five cameras.

Wherever the queen goes—be it a cruise in the royal yacht, to her home in Denmark, or a ride across country in the Highlands—she is never without her camera. That she uses it well is evident when it is stated that during one of her Mediterranean cruises she secured 1,400 photographs in six weeks. Then it is very seldom, too, that the queen throws out a picture or destroys a negative because the subject is not up to the mark.

In her way of going to work she is most methodical. Her photographs fill many albums and under each photograph her majesty has written a description of the picture and the date when taken. They include a great variety of subjects, from the king's stud horses taken in the old days at the annual sale at Wolferton to portraits of her grandchildren on the sands at Sandringham and the ruins of the Parthenon. The photographs of her grandchildren fill three albums alone and now amount to several thousand. They depict them at their games, romping with each other, and one, that made the king roar with laughter when he saw it, has caught two of the younger sons of the Princess of Wales, each endeavoring to exert his right to a certain toy by the free use of his fists.

What she regards as one of her best photographs of the king is that which depicts him talking to Lord Suffield in the grounds of Marlborough house.

Best Known of All Coins

United States Cent Well Described as the Universal Money of the People.

The universal money of the people in this country is the cent. The child does his earliest business thinking in terms of cents. The hobo holds up the passerby with the request for a few cents to relieve the pangs of hunger. It is the unit of coinage. On the other side of the continent the contempt for it is rapidly being overcome and the mints have to take a constantly increasing demand for it into their reckonings. The appearance of the new Lincoln cent is one of the most interesting additions to this coinage that has been produced. For practically the first time it substitutes the real for the ideal, or, rather, the fanciful; but it is evidently regarded as something of an experiment, since the proposed 150,000 will not go far toward supplying current needs.

Perhaps no other monetary denomination has undergone so many changes of design. Since the republic was born there have been almost annual changes in the character of the cent. Most of these have been trivial, though some have been radical. The cent of 1792 bore a bust of Liberty, with flowing hair and the legend, "Liberty, Parent of Science and Industry." The next year what was known as the "chain cent" was produced, showing on the reverse a chain with 15 links. There were many imperfect dies in those days, but the imperfections have not infrequently made them precious to coin collectors. A genuine 1799 cent has been among the pieces most prized by the numismatist, since they early became very scarce. This was said to be due to the enterprise of a Salem firm that secured several hundred thousand of them and sent them to the coast of Africa, where, punched with holes, they were hung as ornaments on the necks of the natives.

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 poles deep on Maple Ave. East, (but one block from depot) and every modern convenience. Furnace bath, closet, etc. Can be bought for what the building cost. Will exchange for improved city property for portion of the purchase price.

55

Village lots on Woodward avenue bounded north by land of Molie G. Smith, east by D., G. H. & M. R'y, south by Bower street, west by Woodward avenue, (all but 3 lots on Woodward avenue, 176 feet deep on north side and 161 feet on south side) all in the Village of Birmingham, Mich. One of the finest building sites in the village.

77

One lot on Saginaw street, just south of land owned by John German, 50 feet front. If you are only wishing to purchase will find this a bargain, price reasonable. Inquire of Mollie G. Smith or at the Exchange Bank.

103

Eighty-acre farm in White Lake township, w ½ of s ½ of section 20, two miles to village, 15 acres timber and hackleberry swamp. (Don't laugh; this swamp netted the owner over $150.00 last summer.) Three acres of good orchard, house of 7 rooms, good neighborhood, 4½ miles from Milford, 8 miles from Commerce; good road and school house within a mile of the house. Price, $2,000.

147

Fine little home for someone of small means, in section 8, w ½ of s ½ of n ½ of n ½ of n ½ of n ½ of section 20, two miles to village of Troy; house 7 rooms, barn in good shape; well, well house and barn, never dry; ½ mile east of Rochester Electric; fare to Detroit, 15c. R. F. D. all made and no grumbling will Buy it at $1,500. Hurry up!

No. 167

Wants to trade for 80 or 60 acres on or near electric. Ninety-four acres on east ½ of south west ¼ Sec. 11, Troy township; three buildings valued at $9,000 (insured for $1,500); flowing well supplied to farm with water adapted for stock or dairy; 1¼ miles from electric at Troy Corners, where there are good schools and churches. Fare 17c to Detroit; $60 per acre.

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 modern 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; will exchange for small farm. For sale or exchange for small farm.

158

One of the best-arranged and finest-equipped residences in the village, and is 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; 3 buildings, fine orchard; 112 feet on Maple, 220 feet deep; plenty of room for chickens and garden; good barn, fine workshop——Say! What can you do? Make a stay? We will sell house and 82 feet front by 150 feet deep for $2,900. One of our best bargains.

193

Thirty-five-acre fruit farm, 1¼ miles north on Birmingham, on the town line; 6 buildings, insured for $1,300. All kinds of soil—clay, gravel, sand and dark loam. Last year this farm produced 112 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 almost the price of the farm alone. No waste land and under a high state of cultivation. Worth looking at anyhow. Price $5,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Hay Stock farm; 8 buildings, good house, basement barn, plenty of small fruit, orchard of assessed 1,000 trees; 2½ miles from Flint Division D. U. R.; 1 mile and five spring. Price $4,000.

TWO

Fifteen acres in Township of Royal Oak; no buildings; small grove of maples is a pretty feature; new land, well drained, clay bottom, black top soil; corner of the 24-mile road and Campbell road, 1½ miles from 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 excellent land, 40 fine apple trees, no buildings. Price $1,200. The place is well fenced, and the price will enable you to build the kind of house you may require.

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. Worth looking at. Take you to see it any day. Oh, yes; the price is $12,000, and the terms easy. Farms not as good as this have sold within the past year, in the immediate vicinity, for $150.00 per acre. Let us take you to see it. It will please you, and it will don't buy without grumble.

201

Fine 2-story residence on Maple Avenue, corner of High Street, 50 feet front, 120 feet deep; hot water heater, hot and cold bath, toilet, city gas, city water; every convenience found in the high class of city residences. Cement walk (cost $200), and best neighborhood in the town. House would cost at least $2,000 to build to-day, and we can build it for less and see what they say. You can buy this beautiful house for $2,800, and have your own way about payments. Ask the man at the bank.

216

A new, modern dwelling, constructed by a well-known builder for his own use, from best concrete blocks, before walls, 2 stories high, is one of the best localities in our village; lot 60x100 feet; 12 large apple trees; bath, water-closet, hot and cold water, cess-pool, hot-air furnace, 9 rooms beautifully finished in hard wood, large attic. Reasons for selling. Price $3,800. Let us show it to you any day—any time.

219

Tidy little place for some one with moderate means. Corner Chestnut and Palm, Campbell addition. Lot north at least $600, and the house financed for $1,300; lot 50 feet front, and prices are advancing all along the lines in that location. If you come right away we will consider an offer of $1,800, and if that is too high after we have shown you over, tell us what you think it should be, and the owner and you can make your own terms. Use

222

Two-story tenement or terraces, on the east side of Woodward avenue, 50 feet front, 120 feet deep; series of 8 rooms each. Furnace, water-closet, bath, hot and cold water, city water and gas, independent flow of other apartments; rent for $18 per month each. Forty dollars per year will pay 12 times and interest on the money invested in the ground, and the lot is 70 feet front on the best frontage on Woodward, and 35 feet deep; room for a blacksmith shop, can live in one apartment and have a steady income from the other; this is a proposition 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 Rouge River, Birmingham, about 1½ miles from Woodward Avenue, on the Pontiac electric line; one mile from Detroit, 30 minutes with the car; 2 miles west (branch of the River Rouge) crossing the south end of the property; land level, soil good; county for a nice little chicken farm. No buildings, but can be bought cheap enough so that you will be well repaid. Inquire of Mollie G. Smith, or ask her about knowing the many in the Bloomfield Hills and Birmingham who inquired about this property in particulars. Rather show it to you, though.

229

A pleasant and sightly farm of 71 acres in Wonder, about 1½ miles from the Northwestern electric, 10 miles from Pontiac; good clay loam; 5 buildings worth $2,000, and the price is $5,000—and it is well worth it. Sold nearby within a year, under a big state of cultivation. Better investigate.

232

Farm of 275½ acres, just outside the Village of Birmingham, on the D. & F. electric line; 1½ fare to Detroit, half-hour service; land all cleared; two acres, four buildings, all in good condition. Reason location between Detroit and Pontiac.

241

Fine new house with all modern conveniences, within 900 feet of the west side of Woodward Avenue; 8 rooms, hard-wood finish; lot 50x120; plenty of fruit. You could not build the house for $3,000, and that is 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 and $5,000, and $2,000 will buy the farm if you come right away—now. The place is within 2 miles of the Dow Chemical works, and a rich coal deposit under the entire farm; 6 miles to Chesaning; 12 miles to Owosso; 4½ miles St. Charles; 2 miles to Fergus; 1 mile to school; good fences, and altogether worth the money.

244

If you could buy an acre and a quarter of land with a brick house, nine rooms, with hot and cold water, bath, water closet, furnace, and every possible convenience, and barn, chicken house, plenty of fruit and cement walks—and the house alone cost $6,000—for $3,000 on easy terms, you'd call it a snap, 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; 7 acres of timber, 8 acres of orchard; well watered (Clinton river runs through the farm); no marsh; land is 120 feet above the river; fine cedars, 3 wells, 3 good houses, 2 barns in good repair, well fenced, and only a little more than 1½ miles from Rochester. Will trade for a smaller farm or will consider an offer of $8,500, with one-third cash. Take you to see it any old time at all.

247

House, barn, and about an acre of good garden land on north side of Biddle Street. Good, old-fashioned house, and a cozy home at a low price. Party has decided to go West and wants to sell badly enough to make a decided sacrifice. And the man at the bank about it.

249

Nice, warm, old-fashioned house on the south side of Maple Avenue, among the best class of residences in the village. Plenty of room for a good garden, and it can be bought for $1,800. Why not? 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 "Beaner!" House, barn and chicken house, with two acres of land, on westerly side of Woodward, opposite Electric Park, known as "Elmerest." Ten rooms, bath, toilet, two cellars, furnace room, good hot-air furnace, two grates and mantels, one of the best equipped lot of buildings in the village, city water, drains, 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 low rate of interest. Without exception, this is the finest 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. $1,400 will buy it, and terms can be made so that it won't take a millionaire to handle it. Come on.

252

Eight acres of land in Newaygo county, Michigan; listed "A No. 1 sandy soil;" no buildings, 18 acres oak timber; price $5 per acre. Won't cost anything to investigate. We're ready to answer 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; two buildings of little value. Price $10 per acre. In the Township of Big Prairie, County of Newaygo. And then we have 40 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 dare you to dig into this proposition and you know what our opinion used to be at school regarding any "feller" that wouldn't "take a dare."

258

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

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 ½ of sw ¼ Sec 33, town 7 n, r 7 w. Nice buildings insured for $2,500; mortgage of $3,500, which can run; selling, and $2,000 cash will buy it right off-balance. 3 miles from Ionia. 9-room white brick house; all kinds of fruit; no hills or waste land, excellent soil. This farm is good for 30 days only, so you'd better get busy.

269

House and lot, east side of Woodward Avenue; will exchange for other property, lot 105x47; 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, 2 wells and cellar; one block from Woodward Avenue; $1,800; terms easy.

271

Forty feet front on Southfield Avenue, 176 feet deep; 2 buildings, 6-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, hardwood floors, good barn large enough for horse or auto; cement walks, cistern, etc. Worth looking at; also worth more money than we ask for it, but we'll sell it for $2,500 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; $800, terms easy.

275

Fine new house and 102 acres of good land on west side of Woodward Avenue, near Pontiac; 14 acres timber, 5 acres orchard; 2 buildings, valued at $1,000; 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, 20 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 land; one of the pleasantest locations for building a nice country residence. The place is held for mean money, but make us an offer of $2,600 cash, and we will see what we can do for you; or, will sell from one to 20 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; gravely loam and clay; 4 good buildings, 4 acres orchard, 40 acres oak timber; 1 mile from cheese factory and Village of Franklin; 1½ miles from electric road; telephone, R. F. D., and $45 per acre will get it if sold before March 1st. Worth double that a year, or we will take you to see it at any time.

278

How would you like a good big farm in Crawford county, Michigan? 160 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; 2 miles to good 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. The land alone will bring full particulars, photographs and map.

280

Farm of 228 acres in Troy—15 acres oak and maple timber; 7 acres orchard; 2 wells; 2 apples; 3 buildings valued at $4,500, insured for $2,800. No waste land. Soil rich loam; flowing wells; tank and tank house; buildings fair; one mile from Rochester electric; 9-room house with good cellar; best bottom cellar in the town of new Paps survey. $35 per acre will buy it, and the terms are easy at low rate of interest.

281

Two very desirable lots in the Buell Addition to be bought for $325 on account of the owner having been called to Washington, and we have lots in the neighborhood are selling for twice the money.

282

Lot 4 in Block 7, Campbell's Subdivision; good house insured for $850; fine location; price $1,200. Nice cozy little home for some one with enough cash to make a small first payment.

283

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 hot-air furnace; cement floor; fine location; on west side of Woodward Avenue, near Electric Park; good drainage; cement walks. Price $2,500.

286

Fine farm of 65 acres on Franklin Road, 1½ miles from Court House in Pontiac. No buildings, good well, and never windmill; 15 acres of fine fenced, nice grove of 3 acres on west end, new gravel State road ½ mile to city limits; ½ mile from electric; fine view; farm well fenced. 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, nice level and easily drained; just the thing for platting. Price $4,000 cash, $2,000 cash and balance on mortgage; easy terms.

289

Two-story frame house, practically new; 10 rooms, good furnace, nice lawn and carriage house; 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 enough to secure and balance on easy terms. One of the best bargains on the list.

292

One of the best and liveliest little towns in the state—47 acres, new stone house, 10 rooms, 2 stories, bath, hot and cold water, city water, 14 acres beautiful grove of native trees, 18 acres of best orchard just coming into bearing, all kinds of fruit; fine big stone barn; 2 wells; just outside of village limits; 23 rods to electric; on main road, and pretty near in the center. 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 you can make 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., 18 miles from Detroit, 8½ to Commerce. Sold in 10-acre lots. No trade. Price $2,(0). Let's go and see it.

294

ACREAGE—32 acres, high and dry, in the village of Birmingham. Just the thing for platting. Street on two sides and through the middle. One block from Woodward Avenue. Price low; terms easy. $3,000 will do it. Inquire of R. E. Dep't Exchange Bank, Birmingham, Michigan.

295

Nice little Chicken Farm on the Rochester electric line, 7½ acres, 9-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 continue. 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 120 feet deep. Cost owner $2,600, but will sell for $2,100.

297

Without exception, the finest farm for stock raising or for high-class farming in the county. On the line of the Rochester electric, 18 miles from Detroit, 2 miles from village, good of nearly an acre of pure spring water furnishing an abundance of pure water for the whole place; new house, new barn 76x40, accommodation for 30 heads of cattle in cement-floor stable, milk house with flowing well, 15 acres timber, 24 acres of fruit, 2 wells, 2 cisterns, 142 acres of black-loam land and not a foot of waste land; pretty little creek runs through farm. Nothing finer on our list, and 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 are all new; 2½ 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 $2,200 cash will buy it right off-at bat.

299

FOR SALE—Stock farm all under cultivation, good buildings, on river, mail route and telephone line. Four miles from railroad station, in a well-settled country, and ½ mile from a proposed railroad from Grand Rapids to Ludington, which is sure to be completed within two years. This farm is all No. 1 black soil, the very best for corn, hay, oats, onions or peppermint. A good distillery and boiler to go with the farm. Good school close to church and school. This farm is well worth $4,000 of, but to make quick sale will take $2,500—$1,500 cash and balance on easy terms.

300

GOOD BUSINESS CHANCE—Country store, stock of general merchandise, house and lot for sale. Eight-room house, hard and soft water, hot air furnace in store and dwelling, acetylene gas machine; stock will inventory $7,000; sales run from $50 to $80 per day. One mile from depot. Telephone and R. F. D. Fine farm trade—best of stations for selling. Will make sacrifice for cash. Take you to see it any day. Address R. E. Dep't, Exchange Bank, Birmingham, Mich.

301

Good two-story house and barn on south side of Maple Avenue, lot 50x120, 20 fruit trees and 20 rods deep; 10-room house, good cellar, excellent garden, large barn, 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. Worth a good deal. Conditions make a sale very desirable. Better look it over.

302

Nice little farm of 63 acres, about a mile from the electric, 3½ miles from Village Birmingham, Rolling country, beautiful view, 4 acres orchard, fine maples, pretty little brook, excellent gravel State road, 12-room house just finished, fine new barn, 40 x 60 with cement floor, 2 wells, cement floor, ample hay room, good new stables, 40 acres, plow land, 20 acres timber—and a trifle over $100 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, 50 feet front, 120 feet deep, 120 feet deep. Corner lot, and one of the most desirable building lots in the village. Can be bought for cash at a price that will please anybody, for any one—either for building purposes or as investment.

304

Fine large 9-room house three blocks from electric, practically modern, 50 feet frontage, bath, electric lights, city water, small barn, lot 82x182; best neighborhood and location in village; exterior walks, house newly painted and decorated, ready to occupy without further expense. $3,600.

305

New 7-room cottage just finished, one block from electric, lot 60x95, west of Woodward Avenue, north side, pretty location, close to school, home for any one of small means. Everything new and neat. Will be rented or occupied, cure to Please us. Price at $1,600.

306

Two-story cottage on Campbell Addition; two blocks from cars; 8 rooms, city water, wood-s'e'd, cellar, cistern, lot 50x120; all cleared; 2 wells, cash. Worth more money, but owner has lost 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; 1½ acres of good timber; fine 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 $2,100, on easy terms.

308

Now, here it is! Best-equipped stock-farm in this country, 160 acres, 40 acres timber, 10-room house and seven other ample buildings, all practically new; 40 acres of fine apple orchard; piped to all the buildings; 125-barrel storage tank; water in every field but three, beautiful shade, fine view, no waste land, 100 acres under a high state of cultivation—altogether one of the most beautiful and well as profitable farms in Top country of fine farms; buildings insured for $18,000; big old-fashioned, fire-place, hard-wood floors, bath, water-closet, etc.; in fact, all the buildings, fences, drainage and every detail in apple-pie order. Let us take you to see it. Only three miles from our office, and good roads. Come on!

309

Vacant lot, Merrill Plat, fronting on Merrill Street, 40x103, near Methodist Church; fine location. Price $350.

310

Brand-new 7-story cottage, finished in golden oak, with bath, water-closet, city water, electric light, and every convenience to be found in better class of city residences. Lot 40x103, and only two blocks from electric, and two blocks from Birmingham High School. Price $2,400, 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 Daines Street, two blocks from electric, in good condition, with fine cellar, and everything in good shape. Rents for $9 per month, and can be bought very cheap, as owner, in poor health, is anxious to sell. Too cheap to mention in public, but we will tell you all about it if you will call or write.