CAMPING IN TENT AND CABIN

By WALDON FAWCETT

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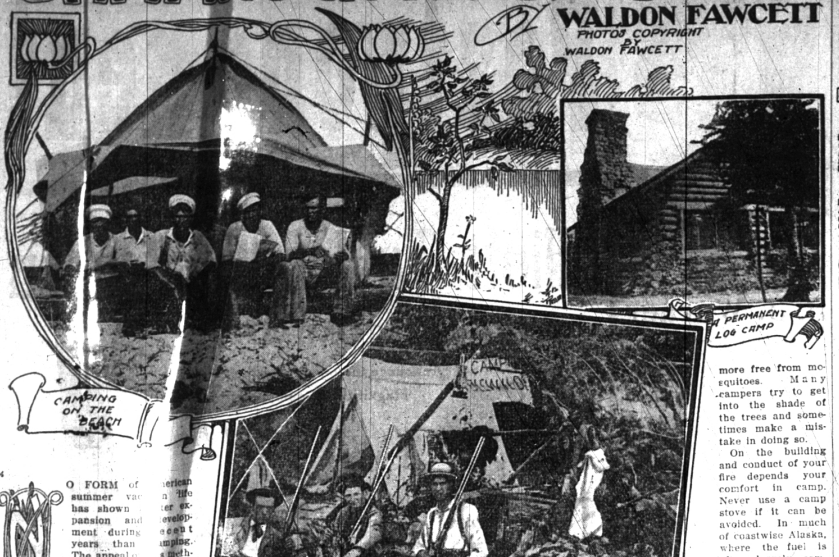

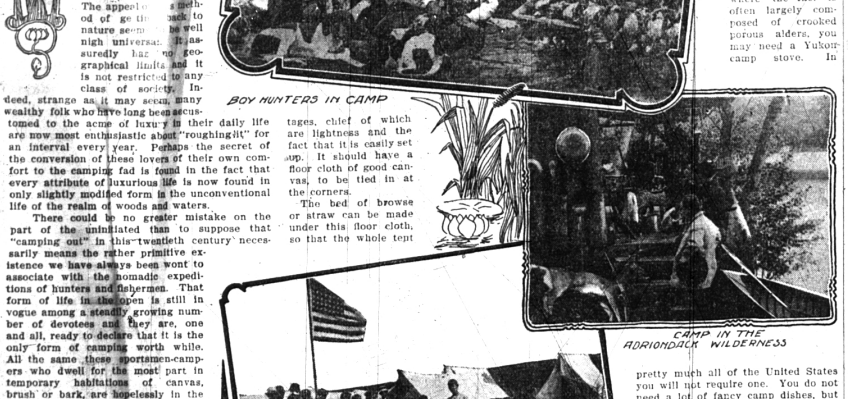

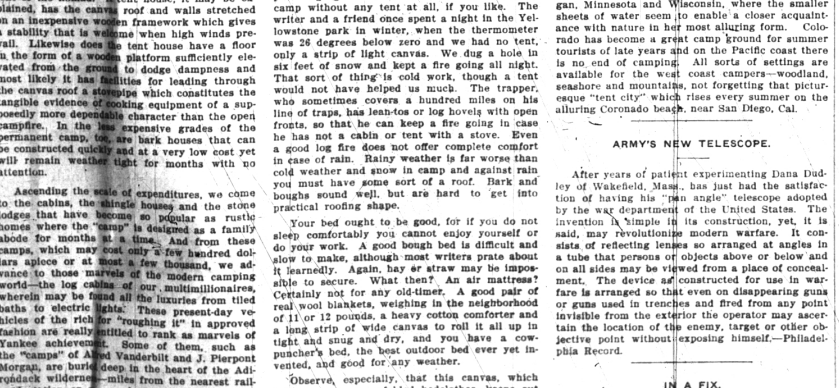

TO FORM of American summer vacation life has shown greater expansion and development during recent years than any other method of getting back to nature seems to be well nigh universal. It is assuredly has no geographical limits and it is not restricted to any class of society. Indeed, strange as it may seem, many wealthy folk who have long been accustomed to the acme of luxury in their daily life are now most enthusiastic about "roughing it" for an interval every year. Perhaps the secret of the conversion of these lovers of their own comfort to the camping fad is found in the fact that every attribute of luxurious life is now found in only slightly modified form in the unconventional life of the realm of woods and waters.

There could be no greater mistake on the part of the uninitiated than to suppose that "camping out" in this twentieth century necessarily means the rather primitive existence we have always been wont to associate with the nomadic expeditions of hunters and fishermen. That form of life in the open is still in vogue among a steadily growing number of devotees and they are, one and all, ready to declare that it is the only form of camping worth while. All the same these sportsmen-campers who dwell for the most part in temporary habitations of canvas, brush or bark, are hopelessly in the minority these days in comparison with the new-fangled campers who dwell in what are known as "permanent camps."

These permanent camps are in many instances set down in surroundings just as rustic and rugged as could be found for the temporary shelters, but they are designed for longer continuous occupancy. It is the permanent camp which has been responsible for enrolling in the category of campers hundreds and thousands of women who do not like bugs and smoky fires and other inconveniences of traditional camp life in its more elementary form. And because the women have gone in for camp life in considerable numbers and have, of course, taken the children to the camp environment it has come about that the average permanent camp, unlike the makeshift affairs, is occupied for weeks or more likely months at a time—and, where circumstances permit, continuously from June to October.

The very term permanent camp implies something much more costly and pretentious than the tent or tepee of the old-time camper, but while this is usually the case it is not necessarily so. There are canvas abodes which rank as permanent camps, but they usually take the form of "tent houses" rather than the hastily pitched tent of the nomad. A tent house, it may be explained, has the canvas roof and walls stretched on an inexpensive wooden framework which gives a stability that is welcome when high winds prevail. Likewise does the tent house have a floor in the form of a wooden platform sufficiently elevated from the ground to dodge dampness and most likely it has facilities for leading through the canvas roof a stovepipe which constitutes the tangible evidence of cooking equipment of a supposedly more dependable character than the open campfire. In the less expensive grades of the permanent camp, too, are bark houses that can be constructed quickly and at a very low cost yet will remain weather tight for months with no attention.

Ascending the scale of expenditures, we come to the cabins, the shingle houses and the stone lodges that have become so popular as rustic homes where the "camp" is designed as a family abode for months at a time. And from these camps, which may cost only a few hundred dollars apiece or at most a few thousand, we advance to those marvels of the modern camping world—the log cabins of our multimillionaires, wherein may be found all the luxuries from tiled baths to electric lights. These present-day vehicles of the rich for "roughing it" in approved fashion are really entitled to rank as marvels of Yankee achievement. Some of them, such as the "camps" of Alfred Vanderbilt and J. Pierpont Morgan, are buried deep in the heart of the Adirondack wilderness—miles from the nearest railroad station or crossroads store, and yet house parties of from 8 to 20 guests are entertained at these retreats with all the perfection of detail as to menus and service that could reasonably be expected in a Newport villa.

For a temporary camp a single-pole tent with a fly is the most popular. It has many advantages, chief of which are lightness and the fact that it is easily set up. It should have a floor cloth of good canvas, to be tied in at the corners.

The bed of browse or straw can be made under this floor cloth, so that the whole tent is a bed. The pole should be jointed and that is the one concession to civilization, because you might have to camp where you could not get the right pole and because you cannot well carry a full-length tent pole in a bag. And all your outfit should be carried in a bag or bundle, without a single box or hard package bigger than your fry-ingpan and kettle. The Indians would not have dragged their teepee poles around with them had they been able to get fresh ones at every camp. Tent pins you can get in metal; but while they are compact they are too heavy for carriage, so these you must cut afresh.

In size your peaked top tent need be only about seven feet square to accommodate two or three persons. The fly will make a storeroom, if necessary. These canvases will make into packs to hold loose articles, in case your canvas pack bags get overcrowded. Of course you can camp without any tent at all, if you like. The writer and a friend once spent a night in the Yellowstone park in winter, when the thermometer was 26 degrees below zero and we had no tent, only a strip of light canvas. We dug a hole in six feet of snow and kept a fire going all night. That sort of thing is cold work, though a tent would not have helped us much. The trapper, who sometimes covers a hundred miles on his line of traps, has lean-tos or log hovels with open fronts, so that he can keep a fire going in case he has not a cabin or tent with a stove. Even a good log fire does not offer complete comfort in case of rain. Rainy weather is far worse than cold weather and snow in camp and against rain you must have some sort of a roof. Bark and boughs sound well, but are hard to get into practical roofing shape.

Your bed ought to be good, for if you do not sleep comfortably you cannot enjoy yourself or do your work. A good bough bed is difficult and slow to make, although most writers prate about it learnedly. Again, hay or straw may be impossible to secure. What then? An air mattress? Certainly not for any old-timer. A good pair of real wool blankets, weighing in the neighborhood of 11 or 12 pounds, a heavy cotton comforter and a long strip of wide canvas to roll it all up in tight and snug and dry, and you have a cowpuncher's bed, the best outdoor bed ever yet invented, and good for any weather.

Observe, especially, that this canvas, which folds in over your folded bedclothes, keeps out the dust and the rain. Your bed should be clean and it must be dry. Roll it tight and compact and tie it snugly when you move camp.

Your camp site should never in fly time be too near the water. Get up on the bluff where the wind will strike you and you will be much more free from mosquitoes. Many campers try to get into the shade of the trees and sometimes make a mistake in doing so.

On the building and conduct of your fire depends your comfort in camp. Never use a camp stove if it can be avoided. In much of coastwise Alaska, where the fuel is often largely composed of crooked porous alders, you may need a Yukon-camp stove. In pretty much all of the United States you will not require one. You do not need a lot of fancy camp dishes, but require at least one fryingpan, better two, a sheet-iron coffee pot, riveted, and some sort of cooking oven—a Dutch oven of cast iron, if your transportation admits it. Above all, you should remember that your campfire is not your cooking fire and that you do not cook on the flames but on the coals. You bake with hot ashes rather than with coals. Because much camp cooking is burned when hurried. Of course in snowshoeing and camping in the winter time you may find it better to suspend your boiling kettles over the flame by means of long sticks thrust into the ground or snow at the other end. Such a stick is called by the Canadian Indians chip-lok-quorgan. In other places it is known as a "crow." After your camp is done you must be careful to throw this stick down and not leave it standing, else you will have bad luck.

In the eastern section of the country the Adirondacks, and to a lesser extent the Catskill mountains constitute the supreme paradise of the campers, although there is much camping along the St. Lawrence river, in the lake district of New Hampshire and in the Blue Ridge mountains. In the middle states the shores of the Great Lakes afford one far-flung camp ground and one of the most popular camping meccas in the entire world is embraced in the beautiful lake regions of Michigan, Minnesota and Wisconsin, where the smaller sheets of water seem to enable a closer acquaintance with nature in her most alluring form. Colorado has become a great camp ground for summer tourists of late years and on the Pacific coast there is no end of camping. All sorts of settings are available for the west coast campers—woodland, seashore and mountains, not forgetting that picturesque "tent city" which rises every summer on the alluring Coronado beach, near San Diego, Cal.

ARMY'S NEW TELESCOPE.

After years of patient experimenting Dana Dudley of Wakefield, Mass., has just had the satisfaction of having his "pen angle" telescope adopted by the war department of the United States. The invention is simple in its construction, yet, it is said, may revolutionize modern warfare. It consists of reflecting lenses so arranged at angles in a tube that persons or objects above or below and on all sides may be viewed from a place of concealment. The device as constructed for use in warfare is arranged so that even on disappearing guns or guns used in trenches and fired from any point invisible from the exterior the operator may ascertain the location of the enemy, target or other objective point without exposing himself.—Philadelphia Record.

IN A FIX.

"That clerk of mine is going to ask me for my daughter. He ain't earning enough to marry on."

"Well?"

"But if I bring up that objection he'll strike me for a salary raise."—Louisville Courier-Journal.

Got Him Going and Coming

Chauncey Olcott Denial of Identity Caused Smart Young Man to Lose Both Bets.

Chauncey Olcott is somewhat conscience-stricken at a rather unusual thing for an actor—and the cause of his remorse can be stated in this way:

One afternoon while he was rehearsing his company in his new play, "Ragged Robin," at the Broadway theater, New York, a young man whom he had noticed in conversation with two other men in front of the theater left his companions and, crossing the street, said:

"I beg your pardon, but are you Chauncey Olcott?"

"No," responded the comedian, "I'm his brother."

"Then I lose my bet," exclaimed the stranger, darting in front of a car and rejoining his companions.

Mr. Olcott saw him hand one of the men a bill, and, not wishing the stranger to lose his money, he started in pursuit to explain, but there was a rush of traffic at the moment and he lost sight of them.

An hour or so later Mr. Olcott was walking up Broadway when the same young man approached him with another man.

"Are you Chauncey Olcott?" asked the man.

"Yes, I am, and I want to say that when I told you a little while ago I was not I didn't know you had a bet on it."

"Well, I'll be bowed!" exclaimed the stranger. "That's two bets I've lost on you this afternoon. I just bet 'Jim' here a five spot that you weren't Chauncey Olcott, and I thought I had a cinch." And he turned and walked dejectedly away.

It's human nature never to be satisfied with our lot unless there's a lot of it.

Real Estate Exchange

OF WHITEHEAD & MITCHELL

Exchange Bank Birmingham Michigan

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 home, and lot 61 feet front by 30 rods deep (¼ acre) on East Maple Avenue. This home has the every modern convenience—furnace, bath, closet, etc. Can be bought for what the lumber is worth. Will consider good trade for property for portion of the purchase price.

77

One lot on Woodward Avenue, 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 Mills & Jewett or at Exchange Bank.

147

Nice little home for some one of small means—16 acres in n w ¼ of n ¼ of sec 31, Township of Troy; 7-room house; barn in good shape; well at both barn and house, never-dry; ½ mile east of Rochester electric; fare to Detroit 15c; R. F. D. All cash and no grumbling will buy it at $750. Hurry up!

167

Wants to trade for 80 or 40 acres on or near electric. Ninety-four acres on e ½ of s w ¼ of sec 11, Troy township; 8 buildings valued at $2,000 (insured for $1,700); flowing well piped to barn; farm well adapted for stock or dairy; 1½ miles from electric at Troy Corners, where there are good schools and churches. Fare 17c to Detroit; $50 per acre.

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.

193

Thirty-five-acre fruit farm, 14½ miles north of 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 121 bushels raspberries, 29 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 Joy Stock Farm; 3 buildings, good house, basement barn, plenty of small fruit, orchard of excellent fruit; 2½ miles from Flint Division D. U. G.; 2 wells and fine spring. Price $4,000.

195

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 9½-mile and Campbell roads, ¼ mile east of electric road; adjoins J. L. Judson and Duffield tracts, which are held at $500.00 per acre; 1½ miles north of State Fair grounds. Price $300 an acre; will exchange for lot not property.

198

Ten acres 1 mile east of Royal Oak village; 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.

201

Fine 2-story residence on Maple Avenue, corner of High Street; 50 feet front, 125 feet deep; hot-water heat, hot and cold bath, toilet, city gas, city water—every convenience found in the best class of city residences. Cement walk (one block) and best neighborhood in town. House would cost at least $8,000 to build today; ask any one to build it for less and see what they say. You can buy this beautiful home for $2,850, and have your own way about payments. Ask the man at the bank.

222

Two-story tenement or terrace, on the east side of Woodward Avenue. Two distinct 2-story houses of 3 rooms each. Furnace, water-closet, bath, hot and cold water, city water and gas; each independent of other apartment. Rent for $15 per month each. $40 per year will pay all land and insurance. Good store on the premises, and the lot is 70 feet front on the best frontage on Woodward, and 135 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.

229

A pleasant and slightly farm of 71 acres in West Bloomfield, ½ mile from the Northwestern electric; 1 acres cleared, 4 acres good timber; 5 buildings worth $3,000, and the price is only $6,000—and it is well worth it. Soil, sandy loam and clay loam, under high state of cultivation. Better investigate.

241

Fine new house with all modern convenience, within 30 feet of the west side of Woodward Avenue; 8 rooms, hard-wood finish; lot 55x100; 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 180 acres, Saginaw county, 2 miles from Fergus Station, on the M. C. R'y. Clay loam, good, buildings valued at $6,000, and $8,000 will buy the farm if you come right away—now. The place is within 3 miles of Saginaw and Bay City, and there is a rich coal deposit under the entire farm; 6 miles to Chesaning, 16 miles to Owosso, 4½ miles to Durand 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, 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 $2,000 on easy terms, you'd call it easy, 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 $3,000; 7 acres of timber, 5 acres of orchard; well watered (Clinton river runs through the farm); no marsh; land is 120 feet above the river; fine cedars; 1 well, 2 good houses, 2 barns in good repair; well fenced; only 1 mile from the thriving Village of Rochester. Will trade for a smaller farm, or sell for cash; offer of $4,000 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 Hamilton Street. Quaint, old-fashioned house, and a cosy home at a low price. Party has decided to move and wants to sell badly enough to make a decided sacrifice. Ask the man at the bank about it.

249

Nice, warm, slide-shelmed 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 is only a stone's throw to town. 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 lot very nearly 100 feet square on state road, one of the best residences in the village. Plenty of room for a good garden, and it is only a stone's throw to town. 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.

251

House and lot in Cassell's Subdivision; corner lot 65x132, fine lodge on front and side, cellar, city and cistern water in the kitchen, fine cement walks and curbs, shade trees, fruit trees, corner garden plot—all bearing—and some singles trees. $1,400 will buy it. Good for $1,500 in a year. It wasn't taken a millionaire to handle it. Come on.

Lots 28 and 34, Buell's Addition, Birmingham. Price $450 for both lots. Terms, $25 cash; balance on contract.

270

House and lot, west side of Ann Street; 5-story frame cottage, with bath, city water, 3 rooms and cellar; good block from Woodward Avenue. $1,850; terms easy.

273

New cement house, one block from Woodward Avenue, 4 bedrooms, bath and closet on second floor, 4 rooms and pantry on first floor, with furnace, hot and cold water, hardwood floors, good walks, cistern, etc. Worth looking at; city water and gas in the street. Ask for it, but we'll sell it for $3,300 on easy terms.

274

Nice little country place for some one of small means. Twenty-five acres, 1½ miles from Pontiac, along with two acres of good land; buildings insured for $600; good well piped to barn; 2½ miles from Clarkston on the Pike electric line; $800 terms easy.

276

Fine new house and 102 acres of good land on west side of Woodward Avenue and Pontiac road, across timber; 2 miles from Birmingham; fare 15c; at $7,000; hot and cold soft water, tubular hot-air furnace, bath, toilet, water closet, cellar, peaches and apples in great abundance; one mile from Pontiac on D. U. R. electric. Prices and terms on application.

277

Farm of 160 acres in Southfield; gravelly loam and clay; 8 acres cleared, 4 acres orchard, 40 acres oak timber; 1 mile from cheese factory, and Village of Franklin; 10 miles from Birmingham; fare 15c; R. F. D., and $45 per acre will get it if sold before March 1. Postal will get full explanation, or we will take you to see it at any time.

278

How would you like a good big farm in Crawford county, Michigan, on the west side the north branch of the Au Sable river rushes to it. 80 acres cleared, 5 acres orchard, 4 acres meadow, all at $5,600; good house 8 rods from the river; abundance of game and fish, fine climate, pure air, school house on the same section; only four miles in the township; ideal place for club buildings for hunting and fishing. Price $12 per acre terms easy, and we will take you there to see the location to buy it. A postal will bring full particulars, photographs and map.

280

Farm of 228 acres in Troy—18 acres oak and maple timber, 4 acres cleared, 4 Acres apples; 7 buildings valued at $4,000, insured for $3,600. 30 acres land, 3 acres good bearing vineyard, 2 good and tank house; buildings half one mile from Rochester depot; 8-room house, hot-air furnace, cement bottom cellar; 300 rods of new F-wire wire fence. $95 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 the price of one if shrewdness is my town. Sound to go soon, so come close of me in the neighborhood are selling for twice the money.

282

Lot 4 in Block 7, Campbell's Subdivision; good house and barn; fruit trees and small fruits. Nice easy little home for some one with enough cash to make a small down payment.

283

Lots 33 and 34, Buell's Addition; one of the best locations in the village; $400 for both lots; $25 down and you can get them by paying only $20 a month; balance on land contract with easy payments.

295

ACREAGE—10 acres, high and dry, in the village of Birmingham. Just the thing for a chicken farm or two plots set out to fruit; fare 15c; one block from Woodward Avenue. Price low; terms easy. $5,000 will handle it. See R. H. Day's Exchange Bank, Birmingham, Michigan.

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, 18 miles from Detroit. 8 fine large rooms in nicely up-to-date or pure spring water furnishing an abundance of pure clean ice. 8-room house, new silo, barn 76x40, accommodate 50 head of stock; 2 fine cement floor stable, milk house with flowing well, 18 acres timber, 340 rods new wire fence with cedar posts, 42 acres of black-loam land at a cost 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 in good repair; $4 miles from depot; in Village of Franklin, prettiest village in Michigan. All ready for business; business worth, and wagonmaker to make a good living in a prosperous farming community. Reason of reason for selling, and $2,000 cash will buy it right off the bat.

299

FOR SALE—20 acre farm all under cultivation and buildings; on school route and telephone line. Four miles from railroad station, in a well settled country, and 3 miles from Ionia, on good road from Grand Rapids to Ludington, which is to be macadamized the two coming years. Price is all No. 1 black soil, the very best for corn, hay, oats, potatoes and sugar beets. Will take good land below as one-third of the farm. One-half selling stock and school. This farm is worth $4,000 dollars and $2,000 cash will take it. Terms $1,000—$1,000 cash and balance on easy terms.

302

Nice little farm of 40 acres, about a mile from the electric, and 18 miles from Birmingham. Rolling country, beautiful view, 1 acre orchard, 4 acres timber, balance all cleared and under state road. 10-room house just finished, has good cellar, cistern, furnace, bath, toilet, hardwood floor, small barn, hay room, good new stable, 40 rods new fence, well and windmill. Well worth $4,000 per acre—will try it. Glad to show you our place, and if you don't think it is worth all we asked a chance to buy. Worth looking at anyhow.

303

One of the finest lots on the Buell addition, fine 125 feet deep. Corner lot, and one of the finest locations in the village. Price $1,500 for the lot; good for cash at a price that will surely appeal to any one either for building purposes or an investment.

306

Two-story cottage on Cassell's Addition, two blocks from Woodward Avenue; 5 rooms and cellar, small fruit; cost $1,350, will sell for $1,150 if taken at once; easy terms, but owner has had all reasons for selling.

323

If quality in farming lands is what you are looking after, here it is. One mile from the village of Franklin; good gravel road; 160 acres well tended, and 18-room brick house with furnace; 2 barns, 2 silos, 2 good wells, windmill, 2 miles from State, nearly new; her house with second-floor cost $3,000 to build; 40 acres of best land; only a few of waste land, and well known for the productiveness of this farm. Only $100 per acre; the immediate neighborhood (adjoining) have sold for $210 per acre, but we will sell this for less.

324

Ninety-two acres 2 miles east of the electric in the midst of the best farms in Oakland; 2 large apple and peach orchard; and nearly half of it timber; 8-room house; good barn; balance of the purchase price can run on long time at low rate of interest. Let's look it over.

325

Eight and one-half acres just outside of the corporate limits of Royal Oak village. An acre of fruit trees; 10-room house, bath, toilet, city water, hot-water heater, all conveniences. Price $4,750, or would trade for Birmingham, good improved.

326

Fifteen acres, no buildings, with waste land; 4 peach and peach trees; 2 acres in timber; 1 acre; three-quarters of a mile from Woodward Avenue, in the midst of the best residence district; 10 rods frontage on Cranbrook road; good fence; rolling land, and just the place for a man it interesting for a speculator or a homesteader. Let us tell you more about it, or introduce you to the owner.

327

LISTEN HERE! The best little place near Birmingham. Fifteen acres, well fenced and drained; 8-room house—steam heat, bath, water closet, hot and cold water, electric lights, barn, chicken house, hen coop, wind mill, large house, carriage house; all cement floors; 30 Apples, 4 cherries, grapes and small fruits in abundance. Half mile from village limits. Fine roads, good neighborhood. Price on application.

328

Nearly new Sutton bungalow, one block from electric, on west side Woodward; 5 rooms bath, closets and cellar; city water, cement walk, half dozen fruit trees. Best of reasons for selling cheap.

312

Eighteen Acres—Dwelling in west side of Woodward Avenue; large lot, fine location, very desirable property; only 1 mile from the village; 8-room house, hot-air furnace, bath, toilet, water closet, cellar, cistern, etc. Worth nothing at city water and gas in the street; ask for it, but we'll sell it for $8,500 on easy terms.

313

The very cream of all farms, and so great that we cannot describe it in the limited space we have here. Ask us about it. Fine 8-room house, furnace, bath, toilet, water closet, cellar, cistern, etc. Worth nothing at city water and gas in the street; ask for it, but we'll sell it for $8,500 on easy terms. Fine 40-rod cedar post fence, with 5 wires, 2 good wells, windmill, 2 good barns, 2 good chicken houses, 2 silos, 2 good sheds, 2 good tanks, 2 good wagon sheds, 2 good corn cribs, 2 good hog houses, 2 good pigeon houses, 2 good cellars, 2 good cisterns, 2 good wells, 2 good windmills, 2 good walks, 2 good lawns, 2 good gardens, 2 good fruit trees, 2 good shrubbery, 2 good fences, 2 good roads, 2 good neighbors, 2 good schools, 2 good churches, 2 good stores, 2 good everything. This is the place for a man who wants the best of everything. Come and see us. We have been waiting for you for years. Come on and see us. This can be seen Hand time—any day.

316

Fine Lot Farm, with good buildings, greenhouse and plant stand; well fenced; 2 acres in fruit and fruit trees; 1½ miles gravelly loam front, well drained, with good well and windmill; 2 miles to cement floor, five stalls, new chicken coop, 40 rods of fence; seven buildings, good all in a line of fruit; seven buildings, good all in a line of fruit; seven buildings, good all in a line; have looked over all the other lots and farms in this county of beautiful lakes. Take you to see it any time you can spare the time. Only three miles from our office.

316

New brick house, two blocks from Birmingham; electric fixtures; well located; 7 rooms and all modern conveniences; 5-story up-to-date residence; lot 50x132; fine location; 2 blocks from electric; 2 blocks from Woodward Avenue; 2 blocks to village; $2,750 above little mortgage; will buy or trade. Ask us about it.

318

A cozy, convenient home, which cost $6,000 to build the house, and it is done of the best materials from bottom to top; 8 rooms and bath; it would cost you better the countless anything to build your good, fashionable home; no fault of the owner, but he will take $1,250 less than it cost him; easy terms and time to the right kind of a purchaser.

320

Excellent business chance in a small village. Store and dwelling; 14 rooms; 2 buildings; a chance for two families; or one family can make do hand labor, to make a living and accumulate a nice property; fairly, commodious, and a good country trade; 2 acres of land; 2 good wells. The price is $2,400, and the terms can be made easy. Ask us for the key and we will show you the place; 1 horse, barn, wagon shop, tools, good trade; good chance, and well worth the money. Further terms for the asking.

321

Fine farm of 40 acres in the midst of the Bloomfield Hills; 1 mile west of village; from the electric, nearly all fine fruit; fine 8-room house, furnace, bath, toilet, water closet, cellar, cistern, 2 good wells, 2 good barns, wonderful, big house, hay mows, 1 has basement, 2 good chicken houses, 2 silos, 2 good cellars, 2 good cisterns, 2 good sheds, 2 good tanks, never failing, piped to house and barns; fine gravelly loam soil; well drained; 2 good fences; 2 good roads, 2 good walks, 2 good everything; 2 groves and hickory. No waste land. Price $100 per acre. Terms easy.

329

Wait a minute! Here it is! Five acres of excellent land; good house; 7 rooms, cellar, cistern, nice shed, new barn 18x24, chicken house 12x16, 70 apple, cherries, peaches, etc. Fair in good bearing; takes last year $80.00 rods from electric; hourly service; in Detroit, 15c; fare 30 minutes ride. Good roads, fine soil, no waste land. Price $1,000; $500 down; ready for a country home after your own heart.

330

Fine farm of 100 acres, 2 miles from Birmingham; 11 rods back to the electric; 30 acres cleared—sandy loam and gravel; 15 acres timber; soil a gravelly loam; 2 good wells; 2 good houses; 2 silos; 2 sidewalks; less than $100 per acre, and hard to the immediate neighborhood has sold for double the price within the year.

331

House, barn lot 50 feet front and 320 feet deep on one of the best business locations in the village. Fronts on Woodward Avenue; 2 blocks back to the building lot; two more good residences on the same lot which rent for $15 per month; you can't lose any money on this offering, with real estate going up all the time.

332

Twenty acres with good buildings; 2 acres fine orchard; 8-room factory house; barn 24x40, and other buildings; 2 miles from steam and electric; the location is best Birmingham has to offer; fruit, peaches for selling at a low price of $4,000. Why, man you'd be building a house and barn $3,000—couldn't be replaced for anywhere near that amount. Well, anyhow, we'll write about it, or take you to see it if you will only let us.

333

House in good repair—just been re-painted; 2 stories; furnace, good barn, city water, 2 lots, lot 120x132, on the corner, good neighborhood. Price is $2,000 cash. Here's a chance for a man that wants a home for the middle of next month, we will take $2,500, and let $500 of it go on a mortgage at 6 per cent, and we will give a good deal of inducement for quick sale, about $300 worth of furniture, consisting of dining room, bedroom, parlor, carpets, etc. Don't blame us if you see the lake; for this place is bound to go quick.

334

Will trade for Detroit vacant or improved, house and lot in Birmingham. 5-minutes walk from the village; 120x132; 8-room house; bath, toilet, conveniences—bath, water-closet, hot-water heating, gas, etc. Start in potatoes and sell the crop; about ¾ acre of excellent land. Price $2,500.

335

Will exchange for small farm near Birmingham, 160x160 on corner in the best part of Detroit; house 12 rooms, bath, water-closet, hot-air furnace, range, 2 lots 50x100 each; fine neighborhood; $2,000; terms easy. Plenty of fruit. One of the best locations in the village. Hurry up before he plants his garden.

336

Twenty-five acres, 1½ miles from Rochester electric line; small house, barn, two sheds, excellent land; 2 good wells, windmill; 2 miles from village; Price $2,500.

337

South side of Martin Street, Birmingham, three blocks from Woodward Avenue; 5-room house; will sell house and 50 feet for $1,400, or vacant lot, 50x132 feet, for $550; or all together for $1,750.

338

Two-story house with bath, toilet and furnace; well-located; fine lot; 50x132; 2 blocks from electric; new and completely; nice shade, electric lights, best of water; price $2,500; $500 down will take it, and if you can buy it for less than $1,900. Are easy terms, you are lucky. Come in and let's talk it over.

339

Five desirable lots on Woodward Avenue, running back to frontage on street one block from Woodward Avenue; 5-room house; well-room for garden and chickens; one of the best locations in the village; $400 for the five lots. Come and see us and make us an offer. These are cheap.

340

A good little farm of 97 acres, with five buildings which would surely take your eye. Would anything for city improved, but would make a good home for the right party; 2 miles from the electric; 5-room house, barn, chicken house, 2 silos, 2 good wells, windmill; 2 miles to good Birmingham; new wire fence all set; buildings in excellent condition; 2 good roads; 2 good walks; bought for considerably less than $100 per acre. Look at this for excellent dairy farm; only $4,500.

341

Fifty little farms of 10 acres each, 2 miles from the electric at Bloomfield Hills; 10 acres of neighbors; new wire fences; excellent gravelly loam; house; seven rooms; bath, toilet, water-closet, cellar; barn 30x40, stanchions for 10 cows; chicken house, 12x16; 70 apple, cherries, peaches and small fruits in abundance; large hen coop; cellar; chicken house; 2 good wells; windmill; 2 good roads; 2 good walks; 2 good fences; 2 good neighbors; 2 good everything. Price $2,000; terms easy; just in the center of the village. Only one left; 49 others; you can't get one; Who's got you, anyhow? Come, where are you?

342

**Just a minute! Never, never, you ever saw 20 acres at $50 per acre! Black loam, 10 acres cleared; 10 acres timber; 2 good wells; windmill; 2 good barns; 2 good chicken houses; 2 good sheds; 2 good cellars; 2 good cisterns; 2 good fruit trees; 2 good walks; 2 good roads; 2 good everything; 2 good neighbors; 2 good everything; 2 good everything; 2 good everything