THE BIRMINGHAM ECCENTRIC
ONE DOLLAR PER YEAR IN ADVANCE
WHITEHEAD & MITCHELL, PUBS.
BIRMINGHAM, FRIDAY, DEC. 27.

Swine breeders have produced a blue pig. A Poland China, most likely.

When the farmer comes to town in his auto he makes the city chap step lively.

Will some one kindly step to the front and explain why is the word "classy"?

The "chicken flip" is the latest society dance. Sounds more like a new kind of a drink.

Many divorces, it must be conceded, are exemplifications of the old saying, "Easy come, easy go."

The Japanese are eating beef so that they'll grow tall. Probably believe the price will aid.

Masculine fashion plates interest nobody. No one even glances at them if he can avoid it.

A teacher says she believes in ruling children with love even if it has to be applied with a ruler.

A Columbia university professor says that vacations are not necessary. Neither are some professors.

The automobile may be the ambitious goal of many, but the horse show still draws the clothes.

A prominent aviator has constructed an aeroplane that he guarantees to be "fool proof." "Fall proof" would be better.

Train robberies are becoming frequent and some think a correspondence school is turning the business to account.

Czar Ferdinand has cornered much glory, but Hans Wagner has batted above .300 now for sixteen consecutive years.

It is said that 9 per cent of the youngsters of New York play truant. New York is undeniably the schoolboy's paradise.

A New York modiste believes she can copyright the styles. Useless! They'd change before the copyright was perfected.

The decision of Swarthmore upon classmen to haze only "fresh" freshmen "who need it" may perhaps be counted as progress.

The California scientist who has discovered a way of preventing baldness should open an office in the population center of the country.

A Berlin specialist comes to bat with the statement that knitting in bed is fine for the nerves. It takes nerve to do it, all right.

A Washington judge placed an incorrigible boy on probation on condition that he takes a cold bath every morning. A pretty chilly proposition.

French students are complaining of the invasion of the Latin Quarter by foreigners. Perhaps they want the time and place for real study.

An Italian prince is studying divorce in Newport. Still his American heiress, when he gets her, will teach him all he needs to know on that score.

It is reported that American millionaires are being skinned by London art dealers. Why anybody that can skin an American millionaire is entitled to the pelt.

In the days of women's rights it is claimed that the city streets will be lighted by sewing-machine power, with the men at the pedals.

A California scientist is at work on something doubly important. It is the coaching of a fly-eating insect that will not have to be swatted.

It has been ruled in Oregon that furies must be comprised only of men. But what interpretation does the court put on the word "peers?"

How thriftless is the generation of men that buys extravagantly of suffers and similar articles instead of frugally growing protective whiskers?

Chicago will be twenty hours from New York, instead of eighteen hours, during the winter months. But that's near enough for the rest of the country.

The Infanta Eulalia stirred up trouble with her first book and will stir up more with her second. She is convinced that every wife must be beautiful.

Now gold is getting scarce. Troubles are certainly multiplying on this poor planet.

Now a Washington scientist says that the women of the future will be bald-headed. To which forecast women will contemptuously and significantly reply, "Rats!"

A French savant has issued a dictionary of the monkey language and published a collection of monkey songs. Monkeying with the Darwinian theory, it would seem.

From the number of actresses who start breach of promise suits, one has a shrewd suspicion that the fabulous salaries paid to artists of the stage exist mostly in the press agent's brain.

It is gravely recorded that the pet dog of a young millionaire listens entranced to music. Such is the influence of unlimited cash upon the animal creation connected with it by purchase. Dogs of ordinary average incomes merely howl or bark at melody.

NEWS FROM THE STATE CAPITOL

CIVIL SERVICE LAW THOUGHT TO BE COMING AND IS IN EFFECT IN SOME DEPARTMENTS.

SOME IMPORTANT PLACES TO BE FILLED BY GOVENOR FERRIS AND WHO GETS THEM.

The Abolition of the Land Commission and Some of the Appointments to Be Made Are of Special Interest.

[By Gurd M. Hayes.]

There is every reason to believe that the next legislature will enact a civil service law for all state departments and that an effort will be made to eliminate politics to a large extent in determining the class of men and women who will transact the business of the commonwealth.

Ever since he came into office two years ago Governor Osborn has stood for a civil service law for all state employes, in recognition of meritious service. "Every employe in the state should be under civil service rules that are honestly made and honestly enforced," said the governor. "How ever, I am not speaking of a political service that works solely to the advantage of the parties. There is no reason why competent help in the employ of the state, after their duties have been learned well, should be replaced for merely political reasons, than there is that business firms should engage men for a short period, to turn them loose after that time has been served."

In his exaugural message the retiring chief executive will advocate the passage of a civil service law, and the newly elected governor, Woodbridge N. Ferris says that he is heartily in favor of such a measure, and many members of the legislature are already pledged to support such a bill.

Some of the departments have already inaugurated a civil service system. State Treasurer-elect John W. Haarer, has already announced that he will appoint the present cashier in the treasury department to the deputyship the first of the year, while the chief clerk will be advanced to cashier and so on. Auditor General O. B. Fuller has paid more attention to efficiency than political pull, while Secretary of State Frederick C. Martindale has many employes in his department whose political activities ceased years ago. Martindale says that a civil service law would not cause him to make a single change in his office, as he declares he would discharge a state employe found to be incompetent as quickly as he would turn a poor workerout of a private enterprise.

For a man to run for office on a platform that he is to abolish that office once he has been elected to it, is somewhat of an innovation in Michigan politics, but that is what Augustus C. Carton, secretary of the public domain commission, and land commissioner-elect, promised the people of the state, and he proposes to make good his pre-election pledge if the legislature will assist him in the proposition.

Abolish Land Commission.

When the public domain commission was created two years ago A. C. Carton, then deputy land commissioner, was elected its first secretary. Under the statute creating the public domain commission, its members are composed of the board of state auditors, including the secretary of state, state treasurer and commissioner of the land office, together with one regent of the University, one member of the state agricultural board and one member of the board of control of the Michigan College of Mines.

Secretary Carton is an enthusiastic adherent of the "back to the soil" movement and has done much, during the two years that he has been connected with the public domain commission, to encourage immigration and induce farmers from other states to take up tracts of land in the northern counties of the state. To preserve the natural resources of the state, to assist in the development of the agricultural lands of Michigan and encourage immigration, are among a few things that the commision has endeavored to accomplish.

Carton believes that the time has arrived when very little state land will be sold in Michigan and believes that the work of the land commission is practically finished. Therefore he contended to be a candidate for the place with the understanding that the land commission would be abolished and the work should be turned over to the public domain commission. A bill for the purpose is now being framed and will be introduced a the next session.

Wants $100,000.

Superintendent Clarence E. Holmes, of the Michigan School for the Blind has recommended to Gov. Osborn that the chief executive ask the legislature to appropriate aproxiamtely $100,000 for that institution next year. At the present time the school is taxed to its utmost capacity and there are hundreds of blind children in the state who are unable to gain admission owing to the limited facilities of the institution.

At a recent session of the legislature a law was enacted requiring compulsory education for all blind children in the state, and Superintendent Holmes points to this as a sufficient reason why sufficient money should be appropriated to care fo those who are being neglected at present. It is pointed out that in many cases the parents of these children are unable, because of adverse financial conditions, to educate them in private schools, and as a result they grow up and become objects of charity, where they might be developed into self supporting citizens had they received the advantages afforded at the Michigan School for the Blind.

The educational course at the Michigan School for the Blind compares favorably with the advantages afforded in regular grammar and high schools of the state, and in addition, each pupil is taught some trade.

Superintendent Holmes wants to add 40 acres to the school property in order that a course in agriculture may be added to the curriculum. From observation in other states he has learned that agriculture is a pursuit that may be followed to considerable advantage by blind persons, and he says that poltry arising is another industry favorable to those who have lost their sight. The legislature has always dealt generously with the School for the Blind and there is every reason to believe that the arguments of Superintendent Holmes will carry considerable weight at the coming session.

A Warm Election.

There is sure to be a warm contest over the election of a secretary of the senate to succeed E. V. Chilson, who has announced his retirement after serving in that capacity for a number of essions past. Chilson says that his business demands all his time and he is forced to drop out of politics temporarily. The secretaryship of the senate is worth $10 per day and carries with it considerable political prestige. Consequently it is much sought after and many men who are prominent candidates are already soliciting the support of the various members of the upper house.

Dennis E. Alward, of Clare, for a number of years secretary of the republican state central committee is being prominently mentioned for the position. Alward was secretary of the senate for a great many years previous to Chilson's election and it is thought that his experience will militate in his favor. During the last primary campaign Alward was defeated for the republican nomination for congress in the eleventh district.

Sidney Hall, of Detroit, who has been journal clerk in the house during the past two sessions, announces that he is in the race for secretary of the senate and claims to have the solid support of the Wayne delegation. The election of a secretary will be one of the first duties that the senate will be called upon to perform and much wire pulling is expected before any of the candidates secure the desired number of votes.

New Man in Office.

Governor-elect Ferris has announced that he will send the name of John T. Winship, of Saginaw, to the senate for confirmation as insurance commissioner, succeeding A. A. Palmer. This position pays $3,500 annually and is one of the best plums that the democratic chief executive will have at his disposal. Winship has for years been one of the democratic stalwarts and was the democratic candidate for United States senator against Charles E. Townsend two years ago.

It has also been definitely decided that James Helme, of Adrian, will be appointed dairy and food commissioner the first of the year. Helme was appointed deputy dairy and food commissioner under Gilman Dame. Owing to the fact that Helme was a democrat, his appointment as deputy by Gov. Osborn was entirely non-political. Helme was picked because of his fitness for the position and his expert knowledge of the dairy business.

Ferris has officially decided upon James Scully, of Ionia, as the successor to George W. Dickinson, of Pontiac, as a member of the state railroad commission. This is another of the choice pieces of patronage at the disposal of the new governor, as Scully's term will be for six years, and the salary is $3,000. When the railroad commission was created four years ago, Scully was appointed one of the commissioners by ex-Governor Fred M. Warner.

Going Abroad.

When Governor Osborn retires from the executive office the first of the year, it may be some time before he steps foot on Michigan soil again, as he says that he intends to spend much of his time in travel and will probably start for some foreign climate at once.

The chief executive was a newspaper publisher for a great many years and has worked as a reporter on some of the largest papers in the country. Consequently, if he desires to enter the journalistic field again he will not be out of a "job" as some of the largest newspapers and magazines in the United States have made him attractive offers to act as war correspondent during the trouble in the Balkan States.

It has been discovered that a "healer" who treated a child who died in Kalamazoo last week of diphtheria is now suffering from the same disease and has refused the aid of a physician. The prosecutor is investigating the case to see if there has been a violation of the health law.

Detroit is to be the terminal of another railroad, the Thumb Survey Co., having incorporated. Bad Axe will be the northern terminus. William Tait and Dudley W. Abbott of Detroit are officers of the company.

Representatives of a Toledo corporation formed to develop the peat bogs of the middle west have been in Hastings for the purpose of locating a plant in the vicinity.

The supreme court has reversed the ruling of the circuit court in which Guy Harper, of Laingsburg, was given a judgment of 1,500 against the Mutual Tornado Insurance company, of Hastings. Soon after Harper had traded a farm for a store in Owosso the structure was destroyed by a cyclone.

POWERS URGE TURKS TO ACCEPT TERMS

JOIN IN ASKING OTTOMAN DELEGATES TO GIVE UP TO BALKAN ALLIES.

PEACE CONFERENCE ADJOURNED OVER CHRISTMAS.

Diplomats Admit the Situation Is a Critical One as the Young Turks Are Advocating Breaking Off All Negotiations.

The six powers are urging Turkey to abandon Adrianople and to accept in principle the terms proposed by the Balkan allies at the last session of the peace conference.

It was learned from a semi-official source that Great Britain, France and Russia, the triple entente, and Germany, Austria-Hungary and Italy, of the triple alliance through secret diplomacy, are advising the porte to accept the proposals of the allies, because for Turkey to refuse would cause the Balkan war to be resumed, and resumption of hostilities might endanger the peace of the rest of Europe, always admittedly precarious.

Diplomats admitted that the situation was a most delicate and difficult one, because the militants of Constantinople and the Young Turks are advocating the breaking off of negotiations renewal of hostilities.

YAMAGATA STABBED.

Attempt Made by Fanatic to Kill Japan's Military Councilor.

An attempt was made in Tokio to assassinate Prince Aritoma Yamagata, the president of the Japanese privy council and supreme military councilor of Japan. His assailant ended his own life.

Prince Yamagata was attacked in his garden in Sekiguchi, Kolshikawa, by the assassin and was stabbed in two places, but not seriously injured. The prince is 74 years old but has a powerful physique and he overpowered his assailant before he called his attendants to remove him to prison. The would-be assassin was a young man, apparently not over 22 years old. He refused to give his name and when asked why he had attempted to kill the prince said: "For my country's good."

The prince was born in 1838 and has won practically every honor that is possible for a Japanese to gain.

Average Immigrant Undesirable.

Immigrants are not wanted in Michigan unless under unusual conditions to settle the vacant lands of the state according to Secretary A. C. Carton of the public domain commission, who will become commissioner of land. Secretary Carton takes the stand that the average immigrant is not in a financial position to cope with the undeveloped land situation.

Porter Kills Lone Train Bandit.

To Walter Daniels, a negro porter of Kansas City, should go the credit for saving the valuable consignments in the "through safe" of the express car of St. Louis & San Francisco train No. 112, Oklahoma City to Kansas City, which was held up near Chandler, Okla., according to passengers on the train. Daniels shot and killed the negro bandit while the latter was in the act of robbing the express car.

Sentence Senator to Three Years.

Three years in the penitentiary was the sentence passed upon State Senator George K. Cetone, of Dayton, by Judge Evans in common pleas court in Columbus, O.

Senator Cetone was convicted recently of having accepted a bribe of $200 during the last session of the legislature. His attorneys probably will appeal the case.

Practically the entire population of Big Rapids, with the exception of infants in arms, the ill, the feeble and the aged, will attend the inauguration of Gov.-elect Ferris, Jan. 1.

Wendall Klaus, of Owosso, believed to be the oldest barber, in point of service, in Michigan, celebrated his seventieth birthday by entertaining the barbers of the city. He's been calling "Next!" for 61 years.

Rumors regarding the absorption of the Marquette County Telephone Co. by the Michigan State Telephone Co. are beginning to take definite shape.

While trying their new Christmas skates, E. Hillman, aged 7, and Uno Berg, 10, of Gladstone, fell through thin ice and were drowned.

It has been discovered that a "healer" who treated a child who died in Kalamazoo last week of diphtheria is now suffering from the same disease and has refused the aid of a physician. The prosecutor is investigating the case to see if there has been a violation of the health law.

Detroit is to be the terminal of another railroad, the Thumb Survey Co., having incorporated. Bad Axe will be the northern terminus. William Tait and Dudley W. Abbott of Detroit are officers of the company.

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.

291
Fine new house with all modern conveniences, within 180 feet of the west side of Woodward Ave., eight rooms, hardwood finish; lot 54x100; plenty of fruit. You could not build the house for $2,000, and that's all we ask for the premises. Well worth looking at.

282
Lot 4 in Block 7, Campbell's Subdivision; good house, insured for $850; fine chicken yard; price $1,600. Nice cozy little home for some one with enough cash to make a small first payment.

296
Nice eight-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.

298
House, barn, wagon shop, blacksmith shop, two lumber sheds; two acres of land, fine land; building in good repair; 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. $2,000 cash will buy it right off the bat.

303
One of the nicest lots on the Hazell Addition, facing Lincoln Ave.; 50 feet frontage and 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 surely appeal to any man looking for building purposes or an investment.

316
New brick house, two blocks from electric, three blocks from city water, electric lights; all modern conveniences; two-story, up-to-date residence, five rooms, cellar, well, cistern; location in village; $2,000 above first mortgage will buy it. Ask us about it.

318
A cozy, convenient home which cost $2,000 to build; the house and lot is in one of the best residence localities in Birmingham and would not be sold for the conditions existing, but that's why some of you people want it, and the owner, and he will take $1,800 and no grumbling. Terms easy and long time to the right kind of a purchaser.

320
Excellent business chance in a small village. Store and dwelling, 1½ acres, five buildings; fine chance for some one with small means and willing to work hard for a living and something to make a living for family. Good and good country trade has been done in the same locality. The price is $1,500 and the terms can be made easy for any one who will pay enough to secure loan. Ice house, barn, wood-shed, smoke house, good cellar, fine well, good brick cistern. Particulars for the asking.

322
Fine farm of 86 acres in the midst of the Bloomfield Hills, a little over a mile from the electric, nearly all Page fence, eight-room house, with all modern conveniences, good barn, wood-shed, ice house, two lots, hog house, long house, supplies best water, never failing; price of the house and lot, $2,500; rich, gravelly loamy soil, about five acres of little grove and hickory. No waste land. Price $100 per acre. This is easy.

323
If quality in farming lands is what you are looking for, this is the place. Small farm of 40 acres, 20 acres gravel road, 140 acres well fenced, and seven-room brick house with furnace; two best flowing wells in the country; basement barn 36x60, nearly new; hen house with cement floor, cellar under; horse barn, wagon shed, tool house. Not a foot of waste land, and well known for its productiveness; fully drained by best tile. Farms in the immediate neighborhood (adjoining) have sold for $150 per acre, but we will sell this for less.

324
Ninety-two acres a mile east of the electric in Royal Oak; fine house, with five other buildings; two acres apple and peach orchard; soil rich, loam. Just listen here! $2,500 will buy it, and the balance of the purchase price can run on long time at low rate of interest. Let's look it over.

336
Twenty-five acres, 2½ miles from Rochester electric line; good house, barn, two sheds, excellent land in high state of cultivation; easy terms. Price $2,500.

347
Forty acres just outside of the corporate limits of Birmingham. Rich loamy soil, fine for gardening. Good, new first-class buildings which could not be built for $3,000. Well, cistern, bathroom, bath, toilet, range—everything; convenience of city, city water. Just what you want? Cost nothing to investigate. Let us take you to see it.

348
A classic among the farms. 166 acres half a mile from Birmingham and ten rods from the electric; beautiful to adorn of the Bloomfield Hills district. Pretty little stream, no waste land, and plenty of shade. Fine stone house, good barn and ample barns, well fenced and the most productive land in the county. Will sell in parcels if necessary. The price is right and when we take you to see it you will say the place is right, too.

352
Forty-two acre farm about half a mile from the electric; beautiful to adorn. Pretty little branch of the River Rouge, with overhanging elms; no waste land, good, new, comfortable buildings, land under high state of cultivation. Can you imagine any better place for an ideal country residence. Land in the immediate vicinity has sold this year for $200.00 to $1,000.00 per acre, and yet this can be bought for $7,000. Is it different, too. But there's a reason. Ask us.

353
Ideal little place for a country house and fine grounds. Only a half mile from the road to the electric; half mile from the village limits. Price is right, and you wouldn't suit you if there were any. Well fenced, no waste land, on four corners, in excellent neighborhood. Five and one-half acres, nearly, and can be bought right.

354
One of the best equipped and loveliest little farms on our list. Forty-seven acres, new stone house—ten rooms, furnace, bath, toilet, hot and cold water, city water, half acre of beautiful grove of native trees, sixteen acres of best kind of fruits just coming into bearing, splendid new barns and farmer's cottage, just outside the village limits. Altogether the finest place in the vicinity, about twenty rods from the electric—and it can be bought for less than the buildings cost. Let's you and I go and look at it at our expense.

360
New house on Merrill St., one block from postoffice and electric; eight rooms, bath, closet, hot and cold water, furnace, hardwood finish, cement walk, fine shade; lot 40x165. The price is $2,400. Well, look it over, and if you think you can build the house for that, you can contract for all the houses we build hereafter.

362
House and two lots on Willits street, half block from electric, eighty feet front, 103 feet deep, seven room house, city water, fine well, good cellar, beautiful maple tree for shade and usual amount of fruit. Twenty-five hundred on easy terms will do the business. House would cost the asking price to build. One of the best bargains on our list.

366
Listen Here! Five acres not more than forty rods from the corporation line, on Woodward Ave. Are to the city hall, fifteen cents. Almost ready to buy it ourselves. Ideal suburban residence. Plenty of fruit of all kinds. Just a minute! Store house, two-story, ten rooms, toilet, bath, cellar, furnace, hot and cold water, electric light. Stone stable and two other buildings, right on the electric to Detroit. Say, what do you want anyhow? The price is right, if you doubt it ask Whitehead at the First National Bank.

368
Sixty acres of rich loamy land in Southfield, twenty acres of ash and elm timber, forty acres tillable. Price is one hundred dollars per acre. No buildings or orchard, a little over a mile to the electric. Prefer to sell for cash, but would entertain a proposition to trade for Detroit improved, flat preferred.

371
In these times of high prices for any old kind of farming lands, if you could buy a rippling good farm for sixty dollars an acre, you would sit up and take notice, wouldn't you? Well, here it is. Plenty acres in the township of Southfield, barn cost $1,800, good well, cistern, never-failing stream runs one through the farm. Good gravelly loam with clay sub-soil, and a good deal of fine orchard. One mile from electric, 1½ miles from thriving village. Fourteen acres of fine timber, large trees—real old-fashioned timber! Look it over, and see if we haven't told you things just as they are.

372
Here's another Southfield farm. And the price is very low, too. Only sixty-two and one-half dollars per acre. Nine-room house, underground stable and good barn, two wells, four acres of fruit, barn, three acres of good orchard, three acres of timber, stream runs through it, will take you to see the owner of this and any other property. It's the time for sale and you can make your own terms independent of us. That's fair enough.

373
Forty-three acres with adequate buildings and good barn, with plenty of water, no waste land, soil a good loam, three large acres of best varieties of apples, cherries, plums, etc., within easy walking distance of the village, fine for a Detroit or Bloomfield Hills country, where prices are high and farms hard to get, yet this very desirable farm home can be had for $6,600.

374
Here's a good one for the lucky purchaser. One hundred and twenty-seven acres of fine gravelly loam, farm lands thirteen acres timber, sixteen acres fine orchard, eight buildings, valued at $7,500, no marsh or swamp, good fences, a mile from the electric on Woodward Ave., and a mile and a half cultivation. Can be had for one-hundred and twenty-five dollars per acre. That is a very reasonable price when you consider that farms not as good have been sold in the immediate neighborhood for three times that amount.

375
Just about the right size for a middle aged man who does not want to work himself and wife to death on a big farm. Eighty-five acres, eight acres of orchard, 20 acres of timber, good fences and buildings, everything in good order and ready to take a cozy farm home. Only a little over a mile from the village of Bloomfield Hills country, where prices are high and farms hard to get. Price $100 per acre. That is a very reasonable price when you consider that farms not as good have been sold in the immediate neighborhood for three times that amount.

375
Vacant lot in Campbell Addition. Good location; new cement walk. Lot is 60x140 and can be bought right now for $175 cash.

380
New brick ten-room house, toilet, bath, laundry, cellar, furnace, electric light, replace, mantel, finely located in town; lot 125 feet front and 320 feet deep, good barn, 24x36, and other buildings. Didn't know that it could be bought at any price but circumstances either cause people to have to be bought for much less than it cost, and you know perhaps that it is depreciating in value in Birmingham of late. Not so that in the outlying districts. Ask us about it, talk to us and the owner about it. Go and look the premises over and—that will probably settle it.

381
Yep! Here's the chicken farm you have been looking for. Seven and one-half acres in Troy, near the electric. Ten-room house, toilet, bath, Peninsular furnace, grates, mantels, electric light, flowing well, chicken houses, barn, good for storage, sixty fruit trees just coming into bearing. Fare 18 cents each way. There is a mortgage for about one-third of the value of the place, which can run. The balance is so small considering everything, that it needn't worry you. Let's go and look at it. It's worth while.

382
Three lots, 120 ft. frontage by 107 ft. deep; 9-room house, building in first class condition, also new outbuilding suitable for wood shed or store room; lawn and garden in fine condition.

383
Seven-room house, two bedrooms, hot air furnace, desirable location, lot 50x100; $1,000 cash will buy it. In Birmingham.

384
Ninety-six acre farm, Southfield township. New eight-room house, finished in southern pine; big roof barn, 32x48; small barn, 20x30; chicken house, 12x24; all buildings in good repair and newly painted. Stream runs through middle of farm; 3 miles from electric. $99 an acre will buy it, or will exchange for Birmingham Village improved.

385
Lake property, cottage and barn; 35-foot lake front; 150 feet deep; back end of lot, 90 feet wide; $1,200 cash will buy it, or will exchange for Birmingham improved.

386
Seven-room house, good cellar, city water; house practically new, electric lights; lot 70x120, $2,000.

387
300-acre farm, two sets of buildings, brick, house, two large creeks, no waste land, half mile from New State road. Fine orchards. $75 an acre.

388
Ten room house and barn, Lot 50X165, city water, one of the best locations in Birmingham. $1,450. 1-2 cash, balance on mortgage.

389
House and Lot, 75 feet front, good barn $3,500. Enough cash to secure it. Will exchange for smaller place in Birmingham.

391
Vacant Lot, Buell addition on east side of Ann street. Good location. Price $275.

392
Vacant, Maple Avenue East, 60X168. Fine location. Cash will buy it cheap.

393
This is the cream of the whole list. Twenty-five acres right in the business district of Bloomfield Hills just a few rods from Woodward Ave. 3 acres of fine orchard, no buildings. Price is high, but when you get the best, you must expect to pay for it.

394
Forty-five acre farm, 2 acres of timber. 4 acres orchard; buildings worth at $2,000. 1 1-2 miles from Lake. $5,000 will buy it.

395
Excellent farm, 160 acres on new State Road, 20 acres orchard, 15 acres timber, good buildings, insured for $5,000. Will sell north 80 without buildings, separately, if desired. 3 1-2 miles from Birmingham.

396
Pretty little farm, exceptionally fine grounds, good house, 1 1-2 acres all kinds of fruit. Price $2,500. Well worth looking at every respect. Price and terms on application.

397
House and Lot on Maple Avenue. Very modern conveniences. Fine location, eight room house, beautiful grounds. One of the best appointed residences in Birmingham.

398
The top of the morning always from Birmingham Heights! Finest location for a country home between Bloomfield Hills and Detroit. 69 chpter lots in the new sub-division known as "Birmingham Heights." One block from Woodward Ave., right in the fashionable district. Numerous beautiful homes have been built in the immediate vicinity during the past year. Three hundred feet above Detroit river, city water, cement walks, electric light, good drainage and altogether ideal sanitary conditions. Finest public schools in the State—on the U. of M. list for 25 years. Nine private schools, known as the Bloomfield Hills Seminary just incorporated. Only 2 miles from the Detroit City Limits. 15-minute car service. Continuous cement walks to Woodward Avenue. Restricted to residence purposes. Price and terms on application. Whitehead and Mitchell, Birmingham, Michigan.

The above is only a partial list of various properties which we have for sale, in Birmingham, and vicinity. Some of our customers object to having their property advertised, so we respectfully interview will give you a complete list.

399
Fine, productive farm of 160 acres in good neighborhood where farms no better than this have sold within the year for $115 per here. Buildings good and comfortable with barns rebuilt and nearly a mile of new wire fence. Nice little creek, beautiful shade, 80 acres heavy loam and the balance gravelly loam. Three miles from electric, 2 miles from village. And hark! The price is only $75 per acre.

400
How does this suit you city people for a nice little chicken farm or truck garden as well as a fine location just outside of the city limits? It is equipped with only two small buildings—but you would want to build some more anyhow. The soil is a rich gravelly loam and the cement walk is on one of our principal streets, comes within a few feet of the buildings. $2,000 is the price and it is worth it. Ten minutes walk from electric.

401
Five acres, excellent soil in high state of cultivation, no buildings, adjoining corporation limits. Good for platting or farming. New cement walks to the premise. On one of the finest residence streets in the village. Available for city water, electric lights and fifteen minutes walk from electric. Will sell all or any part. Price for whole tract, $2,250, lots 60 ft. front by 125 ft. deep for $2 to $5 per foot front.

402
Excellent farm and ideal location in the township of Troy, just north among the high brows among this neighborhood of high-class and high-paying farms. 140 acres of excellent land, well fenced, no waste land, two barns, good comfortable house, two miles to either electric or steam cars, one mile to first-class school, and the price is nearly $50 an acre less than other farms, no better than this one, have been sold for in the immediate vicinity.

403
Little Farms, did you say? Well here is one that we are sure will suit you. Twenty-five acres extremely fertile gravelly soil, perfectly drained, 25 acres strawberries in bearing, and listen! Nine room house, barn, house in first class condition, fine surrounding grounds, all necessary outbuildings, beautiful avenue of maples, one-fourth mile long, new greenhouse, 2 miles from the pavement on Woodward, 1 mile from electric, ideal for country residence or market gardening. Price $7,500 of which only $4,500 can be mortgaged. Easy as 40 per cent. Oh yes; good school and church within ten minutes walk. If you will let us take you to see it you won't find fault with the price and you couldn't find fault with the place anyhow.

404
One and one-half story house and a good barn both new and the material on hand to finish the entire outfit in good shape for one thousand dollars, two homes in the village. Full basement with cement floor, lot 60x175 in excellent neighborhood and best part of the village. Owner must sell on account of circumstances and will make big sacrifice if sold at once.

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