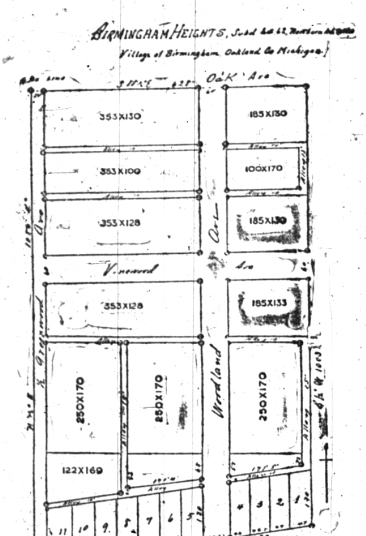
HOME SITES!

If you are planning a Country Home, convenient to the City, let us call your attention to one of the best locations for this purpose between Detroit and Bloomfield Hills. Our new

Birmingham Heights



Subdivision!

Is right in the popular and fashionable district, only a block from Woodward Avenue, with 15-minute electric car service, 10-cent fare, and half an hour ride to city limits.

City Water, Cement Walks, Electric Light, Good Drainage, 600 feet above the Detroit River, and altogether ideal sanitary conditions.

Consider the rapid rise in Birmingham real-estate values for the past three years; no feverish boom, but a steady, reliable increase in values, due to the building of beautiful homes for the better class of home folks. Let us tell you about our easy terms and small payments—then make an investment. You cannot lose.

Short distance from the select private school—Bloomfield Hills Seminary—becoming popular among particular people.

Twelve large building sites, varying in size from 100x169 feet to 250x338 feet; soil a gravelly loam, fine for gardening, just what will appeal to you. Larger than a Village Lot, but small enough to dispense with the services of a care-taker.

Only 12 miles from the Detroit City Limits.

Restricted to Residences.

Numerous Beautiful homes have been built in the immediate vicinity during the past year.

Write us or call for terms and prices.

Whitehead & Mitchell

Birmingham Michigan

Manila is New City

A NEW city is being built on the shores of Manila bay, where Admiral Dewey's guns shattered centuries of calm on that memorable May day in 1898. A city beautiful is steadily being shaped by the American exiles in that far away land with the same fervor that animates the civic worker at home. They take no thought of the fact that what they are doing today will not even benefit their children when they have finished their tropical task and returned to live again among their own kind. Today Manila is the most modern city in the far east. A generation hence it will be one of the most beautiful in the world, writes Frederic J. Haskin in the Chicago Daily News.

When the Americans first went to Manila there were few evidences of that delightful Latin culture of which the story books delight to prate. Thousands washed their clothes in the streams and otherwise defiled the sources of public drinking water. Swamps dotted the city. Stink holes and cesspools in the densely populated districts of Tondo and San Nicholas offended the noses of the very angels on high. A vile moat, a turgid, putrefying mass of slime from five to twenty feet deep and from twenty to one hundred yards wide, surrounded old Intramuros (walled city) and enjoyed

PASIG RIVER

the doubtful honor of causing far more than its share of the thousands of deaths annually from plague, cholera, malaria and dysentery. Horse cars ambled wearily up and down the poor, old Escolta, the town's one main street. A telephone service attributed by legend to the great Don Quixote wheezed and groaned through the day's alleged work. An electric light system, which Thomas A. Edison would have sued for libel had he known the half of its shortcomings and outgoings, was permitted to flounder through a nightly attempt to keep the citizens from total darkness. There were no docks, no sewers, no sanitation, no pretty homes. The spirit of "manana" had the town drugged and the only active force was death dealing disease.

Now All Is Changed.

Now all is changed. Five steel docks offer ample berth to the biggest steamships that ply the Pacific or traverse the Suez canal. A reenforced steel and concrete million dollar hotel, five stories high, modern in every respect from the garage depot to the roof garden, takes care of the fastidious tourists who once shunned the place. The new Luneta lies alongside the famous old Malecota on the filled-in land which has replaced the waste water that used to wash against it and the Malecon drive. On this same filled-in land, one mile long and one-half a mile wide, massive concrete warehouses, garages, the aforementioned new Manila hotel, the Elks' club and the Army and Navy club greet the eye. The Bagumbayan botanical gardens and other beauty spots feature broad, winding drives.

Modern telephones, electric light and street cars serve the city. The old moat is a grass grown playground. A new water and sewer system capable of supplying a city twice it size serves the citizens. Plate glass windows in most of the shops make the old store fronts blush. Modern office buildings here and there are elbowing the moldy old Spanish buildings off the business streets. More than a thousand automobiles, motor trucks and motorcycles keep the people on the jump by day and a score of moving picture shows entertain them by night. Substantial bungalows and up-to-date churches testify to the presence of home loving Americans. A death rate lower than many American cities tells the story of health's successful fight. A thriving trade, growing annually by every other port, even mighty Hongkong, passengers and freight are transported ashore in launches and lighters.

A purely Philippine trade of immense volume is already beginning to pour through Manila, without the least retarding the growth of Cebu, Iloilo, Albay and Zamboanga. Tropical products equal in volume to the total population of the Hawaiian islands, Cuba and Porto Rico will in the reader's lifetime be shipped out of Manila to the United States and other countries. Last year the United States took tropical products worth $660,000,000, so that Philippine goods are assured of a ready market and the result will be the development of Manila into one of the world's great seaports.

Stamps Earned by Crime.

One of the delegates at the Milan Congress of Philatelists has confessed that two 50-franc stamps of French East Africa, which rank among the gems of his collection, were obtained through breaches of the law. It appears that an ingenious trader of Jibouti engages natives to commit some minor offense, for which the penalty is a fine or imprisonment in default. They invariably do the sentence, and on leaving prison receive a document bearing a stamp of the value of their fine. This is sold for $2 or so to a dealer, who in his turn sells it to an amateur for ten times that amount, obliterated French colonial stamps of such high value being very rare.

Mountains' Death Toll.

Now that the mountain climbing season is approaching, a German paper announces the death list of 1912, when 95 persons lost their lives in Central Europe. The total in the last 12 years was 1,117. Of the 95 fatalities, 36 were in Germany, 26 around Vienna, 29 in Tyrol and only four in Switzerland and France. Three of the latter were in one party that perished on Mt. Blanc. Most of the accidents were due to gross inexperience and poor equipment of German amateurs who economized on guides.

Speculator the Worse Off.

The man who buys a pig in a poke at least gets some sort of a pig; whereas the speculator often gets nothing.

Make Allowances.

Even if you think you have reason to complain, make allowances.

FINEST OF ALL WILD BULLS

Gaur, Native of Indo-China, Acknowledged Chief of His Kind for Many Reasons.

The gaur is often wrongly termed "bison." The name is not correct; the bison is the bos bonassus of Lithuania and the Caucasus. The gaur, found in Indo-China, is certainly the finest of all the wild bulls; he overawes all opponents by his courage, audacity and great strength.

He is a huge beast, and sometimes measures six feet to the root of the tail. He is distinguished from all other wild cattle by the prominent hump between the two horns. The latter are massive, flat at the base, and ringed, and they describe a very wide curve from the root upward.

The coat is of an olive brown tint, shading in black, with very short, fine hair.

The gaur is found both in the forest and on the mountains, for, in spite of his great size, he is extremely agile, so that he can run up the mountain slopes and climb the rocks with ease.

Like the elephant, he feeds on grass and plants, and when he cannot get these he falls back on bamboo shoots and the buds and branches of trees.

The gaurs feed until about nine o'clock in the morning; then they return to the bamboo forests and clearings to sleep. Later in the afternoon they come out to graze and drink. They are not timid, and several shots can be fired among a herd before they become alarmed.—Duke of Montpelier, in Wide World Magazine.

Arranging for the Future.

The little girl objected, quite naturally, to wearing her older sister's outgrown clothes. One day, in protesting while being dressed with such a garment, she exclaimed: "It's real mean, and when I get married, I'm going to have my youngest child first, so that she won't have to wear her sister's old clothes."—Saturday Evening Post.

Most Likely.

The ostrich dance is the name of the latest society wriggle. Probably so called because it makes the dancers feel like hiding their faces. —Baltimore Sun

REAL ESTATE EXCHANGE

Of WHITEHEAD & MITCHELL

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.

No. 1.
Fine residence practically new, 7 rooms, bath, toilet, furnace, electric light, lot 112 ft. front, 300 ft. deep, good barn, city water, 3 blocks to electric. Terms to suit.

No. 2.
Vacant lot in Buell addition fronting on Woodward and electric. Fine building site cheap.

No. 3.
One of the best on the list. Bound to go soon. Two-story 7-room bungalow, bath, toilet, hot water, furnace, electric light, west side of street, cement walk, lot 50x120, one block from electric, everything new and modern, $3,100. What do you know about that?

No. 4.
Vacant lot on Willow avenue, 100 ft. front, 300 ft. deep, city water, fine lot of berries.

No. 5.
One thousand dollars cash and the balance on easy terms will buy 6 acres of excellent land on electric in Royal Oak village. Excellent for platting. 1,200 berries, 34 grapes, pretty little lake from which $250 worth of ice was harvested last season, ten cents and forty minutes to city hall, Detroit. Don't delay.

No. 6.
Here it is! Nine-room two-story cottage just finished, in fine location, lot 56x133, bath, toilet, furnace, electric light, five minutes walk from electric, good neighborhood, high and dry, $2,600. There now!

No. 7.
Delightful Maple avenue residence, 7 rooms, bath, toilet, furnace, electric light, 140 ft. front, 206 ft. deep, 3 blocks from electric, fine locality, price right and terms easy.

No. 8.
Eight rooms, 1 1-2 story cottage, hot water heater, bath, toilet, hot and cold water, barn, lot 40x100, two blocks from electric and $2,600 cash will buy it.

No. 9.
Pine Lake cottage, 1 1-2 story, 4 rooms, lot 90x150, with good barn, one of the finest locations on this most beautiful portion of the lake region of Oakland county. Fine bathing, boating and fishing. Just the place to get rid of that tired feeling and patch up those nerves. Wait a minute, here's the price that will make you think it just fits your pocketbook. Go down in your jeans and buy it for $1,500.

No. 10.
Two and one-half story residence on Maple avenue, 12 rooms, furnace, city water, good barn, electric light, fine shade, about half an acre of land with fruit and the desirable qualities of one of the finest homes in Birmingham. Two blocks from electric. Look it over, come across with a reasonable offer for cash and you'll see us help you get it.

No. 11.
Seven-room bungalow, latest improved, bath, toilet, furnace, hot and cold water, eelctric light, good big lot 60x150, nice barn, sewer, no better locality in town, 3 blocks from electric, 2 blocks from school, nice, new, cozy home for $3,800. Take it away on easy terms and be happy.

No. 13.
Modern two-story frame dwelling with all the conveniences in Rochester, Mich., lot 60x120 with good barn, in good residence portion, buildings insured for $2,000, three blocks from electric, and $1,100 above the mortgage will buy it.

No. 14.
Now listen. Prettiest little farm in seven states. Just outside village of Birmingham, 19 acres, 3 blocks from electric, 1-4 Acre of berries, 3 buildings including barn, chicken house and fine, modern 7-room dwelling, with city water and all conveniences such as bath, toilet, furnace, electric light. Ideal place for city man with ideas regarding a little farm on the side. And we can assure you that the price and terms won't frighten you if you mean business. NO? Well; you just ask Whitehead and see.

No. 15.
Here's another. House and store in pleasant little country village three miles from electric. An acre and a quarter of good land. Six room two-story house with cellar, well, cistern, and barn; all in good shape. Fine chance for some one with small means, to make a good living and something besides in a country trade in rich farming community, and the terms are so easy that they won't worry you and the price is only $1,600. Just scrape together enough to buy a small general stock and there you are.

No. 16.
Right in the central part of the village and valuable for business or residence. Lot 43x80, good comfortable, old-fashioned house, will rent for $20 per month, but bless your heart, the land without any house at all is worth more than we are asking for it. If you're from Missouri, you are just the fellow we want. Come on and we'll show you.

No. 17.
Lot in Campbell's sub-division, 60x120, new house, nice neighborhood, city water, furnace, etc., $2,300. Terms so easy that you can't help pay for it if you just pay a little more than rent would come to. Then you would soon have a home of your own.

No. 18.
Nice little home on Willits street, seven-room house, cellar, cistern, city water, good lot, 70x120, and $1,425 above the little mortgage will buy it.

No. 19.
Good house and lot on Highland avenue in the hustling village of Highland Park, house insured for 1,500. Will exchange for small farm property or $2,600 will buy it.

No. 20.
Farm of 147 acres in Oakland township, 125 cleared, 15 acres oak timber, house and barn, price $45 per acre, one-half cash, balance on easy terms.

No. 21.
Good farm of 154 acres in Orion township, 70 acres under plow and balance in young growing timber, two miles from Orion village, half mile from D. U. R. house and barn, all kinds of soil. Will exchange for house and lot in Royal Oak or Birmingham, or will sell for $45 per acre on easy terms.

No. 22.
Good cotage on Watkins street, full basement, barn, chicken house, lot 60x178, some fruit trees, wants to sell bad enough to let it go for $1,500.

No. 23.
Fine new brick house, nine rooms on large lot on Pierce street. Bath, toilet, furnace, electric lights, cement walk, two blocks from electric, $2,700 above little mortgage, will land it and you'll have a home as good as any of 'em.

No. 24.
Twenty-five acre farm, 1 1-2 miles from Rochester electric, small house, barn, two sheds, excellent land in high state of cultivation, easy terms, $3,000.

No. 25.
Nice cosy cottage on Purdy street, two blocks from electric, good large lot, in fine location, cheap at $2,500.

No. 26.
Here's another $2,500 home on Willits near electric, eighty feet front and 103 deep, seven room house, good cellar, beautiful maples shade the premises, and it is true that you couldn't build the house for the price asked. One of the many good things in our list, if not the best.

No. 27.
Forty acres on D. U. R., gravelly loam, good natural drainage, seven fine building sites, flowing well can be obtained where desirable, 17 miles from Detroit, just the place for subdividing into the small farms every one is crazy about just now, and $200 per acre will buy it if you come quick with cash.

No. 28.
Bully little farm of 45 acres, 2 acres timber, 4 acres orchard, 1 1-2 miles from electric, good house and barn, delightful shady location, right among the high priced ones and $125 per acre with small payment cash and balance on land contract if desired. Think it over.

No. 29.
Here's a little farm for your life; 25 acres, extremely fertile garden soil, 2 acres strawberries in bearing, 9-room, 2-story brick house improved, (every convenience), all necessary outbuildings, new green-house, school and church within ten minutes walk, beautiful avenues of maples, one mile from electric. You can't find fault with this lovely place and you won't quarrel over the price when you once go over the premises.

No. 30.
Yep; here's your chicken farm! seven and one-half acres on electric about 15 miles from Detroit, 10 room house, bath, toilet, furnace, grate, electric lights, flooring well, barn, chicken houses, 60 fine fruit trees just coming into bearing and $5,000 will buy it.

No. 31.
Ten minutes walk from electric, cement walk from Woodward, 3 2-3 acres with small buildings, (you would want to build anyhow, and the buildings are not considered in the price,) just outside village limits, finest location, $3,000.

No. 32.
Pretty little place half mile outside the village on electric, fine grounds, best example of landscape gardening with trees, shrubs, etc., 7 1-2 acres right among the high priced Bloomfield Hills district, with River Rouge bordering the premises.

No. 33.
Five acres vacant on Willow avenue, just outside corporation, 15 minutes walk from car, cement walk, fine for platting, will sell all for $600 per acre or any part of it to suit. Will sell lots 60x135 from $2.00 per front foot up, according to location.

No. 34.
Excellent farm of 160 acres on new State road, 20 acres orchard, 15 acres timber, buildings insured for $5,000, only 3 1-2 miles from electric, will sell eighty acres without buildings separately if desired. Farms in this locality have sold within the past six months for $300 per acre cash, but you can buy this one for much less.

No. 37.
Now, here's a farm for $75 per acre and of course you will say it must be a poor one to sell for that, in these times of high prices. Now just to show you how easily you can be mistaken, listen to this: One hundred and sixty acres, fine, productive land in good locality with comfortable buildings, barns rebuilt and a mile of new wire fences, 2 miles from electric and nice country village, 80 acres heavy loam and 80 lighter sandy loam. Pretty little creek runs through the lovely meadows. There; we knew you would be interested. Detroit 15 miles.

No. 39.
If you could hear of a good farm of about 70 acres for $2,500 you'd sit up and begin to reach for things, what? Well, here you are: 10 acres orchard, fair farm house, new cement barn, 1,000 peaches, rolling land, large pit of first class gravel, a little over a mile from electric. Huh! That gravel pit will pay for the whole outfit in two years. Fact.

No. 40.
Southfield farm of 96 acres, new 8-room house, 2 barns and chicken house; all buildings in first class shape, stream runs through middle of farm, 2 acres orchard, no waste land, 3 miles from electric, $90 per acre or will exchange for Birmingham improved.

No. 41.
Nine-room house, good barn with underground stable, two wells, four acres of timber, 3 acres good orchard, 3 miles from electric, terms easy, eighty acres of good rolling farm land in desirable locality, less than a mile from thriving village of Southfield and $5,000 will buy it and you can have your own way about terms.

No. 43.
Sixteen acres in high state of cultivation, good 9-room house which needs but little expenditure to make modern improved, barn and chicken house, wire fences, good drainage, pretty little wood lot six acres, fine old maple, walnut, elm, etc., Birmingham one mile, quarter mile to little River Rouge, ten minutes (auto) to electric. The price is—say, we won't tell you right out in public. If we did everybody would want it at once; but it's right. What? is that so! Well, now you just ask Whitehead.

No. 44.
Seven-room bungalow, vitrified brick veneer, 1 1-2 stories, toilet, bath, Peninsular furnace with hot-water coil, city water, electric light, Cabot shingle stain, all new and up-to-the-minute in every particular, first class construction of A1 material throughout and located in the new Birmingham Heights, 1-2 block from electric on Woodward.

No. 45.
A bully good Troy farm of 120 acres lying on both sides of the Flint line electric, 8-room house in fine shape and five other ample and first class buildings, flowing well furnishes enough water to supply a dozen such farms, best new Page wire fences, 6 acres good orchard, new cow barn for 23 head with cement floor and stanchions, school 10 rods, churches and stores 1 mile, 17 acres beautiful woods, hickory and walnut, no waste land, no foul seed, price is low enough to be very attractive and 25 per cent of purchase price will swing it.

No. 46.
Modern two-story home in the very best residence portion of the village, about 1 1-2 acres of land, 13 rooms, 3 toilets, bath, furnace, barn, fruit, everything to make it comfortable and convenient, all buildings comparitively new. Will exchange for good farm of 100 acres or more, within a mile or two of the electric, either line, or will sell for $7,000 on easy terms.

No. 47.
St. Clair Lake property, 300X300, sheet piling just put in, 65 fine shade trees, buildings, ice house, boat-house with water channel, fish houses, tool shed, building worth $2,000, finest place along the shore for summer resting place. Go and see it and then submit offer.

No. 48
Two story frame dwelling, modern in every particular; bath, toilet, furnace, electric light; built 1911; finished in natural oak; good shade, fine shrubbery; two blocks from electric, in best residence section; lot 88x90; $4,000, terms easy and—well, we dassent print it. Just ask Whitehead.

No. 49
Fine farm of 120 acres just over the county line in Redford township, less than a mile from electric, nine miles from Detroit; 12 acres orchard; three buildings; ten room house; rich soil, well drained, good wire fences. Would be cheap at $200 an acre, but—whisper! $125 per acre will buy it. Now don't blame us if this is sold when you get around to ask about it.

No. 50
Thirteen hundred dollars cash will buy a nice home a block from the electric; two stories, eight rooms, bath, toilet, furnace, electric lights; barn, 18x24, with cement floor; lot 50x124; good residence neighborhood. The balance of the purchase price can be paid in instalments on long time and easy terms. You couldn't do better than to investigate this.

No. 51
It seems hardly probable, but it is barely possible that you do not see anything in this column to suit you. Well, listen! Just come and pay $25 dollars down and select your lot from those not already sold in Birmingham Heights, and pay the balance in monthly payments on the easiest terms you could ask. City water, electric lights, cement walks, and the most desirable building sites in Beautiful Birmingham. Then build a house to suit your own tastes and be happy. Come on! We'll help you!

THE VALUE of well-printed neat-appearing stationery as a means of getting and holding desirable business has been amply demonstrated. Consult us before going elsewhere