

# Real Estate News



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## OAKLAND COUNTY IS LOSING OUT AS REAL FARMERS' PARADISE

Dept. of Commerce Issues Statistics Covering Period Between 1920-1925

### "SQUEAL" IS IN CHICAGO

Real Estate Values Increase, But Buildings Nearly The Same, Says Report

By George E. Averill  
Oakland County, once the land of Pontiac's tribe and the happy haunt of pioneer farmers, is gradually succumbing to an incrustation of concrete and gravel roads; where once the domesticated cattle grazed beneath the boughs of mighty Maples and Elms, now-a-days the galloping grasshopper fits among the real estate changes that whirl about. All of this is substantiated in the United States Department of Commerce report made known this week covering the agricultural situation in Michigan's third richest county.

**Five Year Comparison**  
This report, compared mostly with conditions in 1920, shows that land values in Oakland County have jumped from \$47,722,490.00 to \$50,765,634.00 (it may here be seen that the Federal statistics are a few centuries more or less than the State's own figures.) Buildings in Oakland County in 1920 were valued by Uncle Sam at \$16,046,829.00, while in 1925 they are placed at \$16,312,830.00. (Oakland County Board of Supervisors please take notice of the above.)

**"Subject To Correction"**  
The government report, which states that it is subject to correction, (and the Eccentric believes it certainly is), goes on to say that there were but 4,935 farms in the county in 1920, and that the year 1925 witnessed 4,059 horny-handed sons of the soil trying to make a living; an increase then, despite hundreds of new subdivisions. But, perhaps, the Department of Commerce has taken into consideration the realtors' advertisements which advise "live in the country on a 35 by 80 lot and sell your farm products in the city."

This latter editorial contention must be believed, for the report continues with the statement that, in 1920, there were but 2,738 owners of farms in Oakland County, 189 managers, and 1,067 tenants; however, in 1925, this condition included 3,112 owners, 158 managers, and 791 tenants. The increase in owners is evidenced although the total farm acreage has decreased from 462,918 in 1920 to 402,548 in 1925.

**Old Dobbin Losing Out**  
Perhaps one of the items in the report that may be taken at its face value is that concerning the decline in horses in Oakland County during the five-year period. In 1920 there were 10,445 horses, but this year only 9,448 Dobbins stretch the tugs—one reason why Henry Ford has been able to hire most of the former blacksmiths, it would seem. The old song, "Go 'long Mule," fits old Oakland for 188 of this form of obstinate life now does the work that 215 did in 1920. Cattle, including beef and dairy cows, are slowly vanishing, says the report; in 1920 a total of 37,467 bovines were necessary to feed man and baby in Oakland County, whereas but 27,871 of these faithful steeds are now required. The balance of the nourishment now is probably obtained in bottles and cans.

**"Squeals" Have Vanished**  
Without desiring to cast any reflections upon the religion of any person, the rapid decline in the number of swine in Oakland County since 1920 points out that our new populace must include a great many former residents of New York City. In 1920 about 20,442 pigs roamed the hills and vales of Oakland, while but 8,743 of them now wander about the peaceful bareyards. It would seem, then, that some of these squeals had been heard in as far off a place as Chicago.

**Why Food Costs More**  
If you wonder why the cost of living is soaring, the following tables will show the Oakland County now buys more of its foodstuffs abroad than it did five years ago; the same is true of lumber. Theoretically, mankind tries to raise a portion of the individual family's edibles in the rear of the lot; so a common, large or small, should depend upon a nearby agricultural district to supply its collective table. Here is the balance of the government report on Oakland County's decline as a farmer:

Principal Crops	1924	1919
Corn—Acres	14,410	24,791
Barley	48,272	136,412
Oats—Acres	40,511	41,349
Bushels	1,362,850	1,020,719
Wheat—Acres	2,685	16,403
Bushels	17,706	69,702
Hay—Acres	60,918	66,492
Tons	98,282	63,745
White Potatoes—Acres	10,534	11,744
Bushels	1,297,837	1,037,761

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## LOCAL REALTORS WILL DEVELOP 700-ACRE SUB.

Walsh, James and Wasey company are going to develop an additional 700 acres in Bloomfield Hills, Southfield and Avon Hills. They are giving W. S. McAlpine, local surveyor and engineer, a contract covering topographical and land survey and the subdividing of seven parcels of land located in sections 7, 8, 16, 19 and 22 Bloomfield; section 2 in Southfield; and section 29 in Avon Hills.

From reports from the company all of these properties will be improved, restricted and developed in the same manner as their other divisions. This will be Walsh, James and Wasey company's 31st community development in Birmingham, Bloomfield Hills, Southfield Hills, Avon Hills and Troy.

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## FARMERS' WEEK TO BE HELD FEBRUARY 1 TO 5

East Lansing, Nov. 12.—Farmers' Week, the annual conference of agricultural interests at the Michigan State College, will be held from February 1 to 5 this year, according to announcement made here this week.

The general plan of the week will be the same as in years past, with certain new features added to the program. Leading agricultural associations of the state will hold their annual meetings during the week as usual, while exhibit and meeting plans will follow similar lines. Details of program are to be announced later.

You will find a harvest of bargains listed in the Eccentric's Classified Column on page 12. Read and see this Column when you want to buy, sell, rent, or exchange anything. If you need the classified advertisements in any newspaper, 52 Issues of The Eccentric for \$1.50.

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