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Big Building Program For Eco City And Indian Village Is Now Planned

Interested in real estate values and advancement as the majority of people in this section are, one cannot afford to overlook the development to the south of the village in the Eco City and Indian Village section. According to a census very recently taken there are 536 houses in that section which little more than three years ago did not exist in any form other than farm lands. Business enterprises in the section have flourished and a building program that is being mapped out for next year will exceed the surprising attainments of this season.

E. E. Buckner has been responsible for the greater part of the erection work on the east side of Woodward avenue and to the west of Woodward avenue the Leinbach Humphrey Company has had the building program in charge, to a large degree.

Starting last January E. E. Buckner Building company completed their program of 84 houses and nine store buildings to the east of the tracks. Three of the stores are already occupied and all of the houses were sold before August 1. There was, Mr. Buckner states, a call for more than 100 more such homes since their building ended and he plans to about double the production of homes next year.

"Almost every family moving into the new homes, are young couples," says Mr. Buckner "and has a family of children. With this the case, the population is increasing until the actual figures of the number of inhabitants living south of Lincoln avenue would astonish the majority of people in Birmingham who are inclined to believe that Eco is only a sparely built up subdivision such as may be seen in all of the outlying sections around Detroit."

Mr. Buckner believes that the aim of builders in Eco has differed very greatly from the aim of most subdividers or builders of small homes. This has also been the contention of the Leinbach-Humphrey company since the first small home went up a little more than three years ago.

Mr. Buckner says, "The home buyer desires a house that is finished and ready to move into. He is beginning to shop around and investigate construction, realizing that in this climate a house must be built properly throughout to be warm and comfortable. The prospective home owner, I have found, usually has very definite and correct ideas of proper construction. Thorough construction has become and important element in the sale of a house, and more than ever people in moderate means who plan to own their own homes are demanding greater returns for their expenditures in the material and general erection."

From experience gained through his work in Eco Mr. Buckner states that "Men merchandizing homes should be concerned in building a house in such a workmanlike manner that no matter how small the initial payment, it is a sure sale."

The last phase would be of more importance to Eco builders than as possibly nine out of ten sections as the majority of the homes are sold on remarkably small down payments, the first payment in some cases being only the amount of one month's rent.

Records show that within the last two months a little less than sixty families have moved to the east side of the subdivision. The majority of these, according to the Buckner offices are Detroit office workers and it is the boast of the office as well that every family that has been sold is an American. There have been numerous calls, salesmen for the property report, from families of foreign birth but to maintain a certain standard, the same that was set by the Leinbach-Humphrey company when they opened the subdivision, the people have been rejected.

"Ordinarily the office man on a small salary cannot hope to own his own home, says Mr. Buckner, he must be content to get along in a small, cheap apartment usually because each month his rent comes due and he is never able to put enough aside for the initial payment. It is our object in Eco City to keep the first payment so small that the ordinary salary can take care of it. Then, when the family is installed in the new house, the money that would be paid out as rent in Detroit, is stacking up against the principal and interest of the cost of the home. The reason there is always a market for these homes," Mr. Buckner explains, "is that no matter how small a man's salary may be he is just as anxious to have a home of his own for his family as the man of better means and he is gradually reaching for that goal that every normal man wants, to create the right surroundings for his children."

The 84 homes that have been completed by Mr. Buckner this year have been on Bennaville, Humphrey and Ruffner avenues. They are five, six or seven-room houses, all modern with basements and have been selling for about $6,500. The plans for the homes are the work of Mr. Buckner and are quite similar in design, made to meet the ordinary requirements of the modern family. In this these houses vary from the first houses on the subdivision which were usually only partly finished by the company and left for the buyer to complete as he was able. These, it was specified were to be completed within a period of three years and completely modernized.

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New Bloomfield Hills Subdivision

Walsh, James and Wasey company are putting on sale the first addition to the "Brookside Hills Estates" development located on the Long Lake (paved) road, west of the Bloomfield Hills Country Club. This land is owned by the Walsh Land & Building Company, a subsidiary of Walsh, James & Wasey Company. The original Brookside Hills is rapidly selling out. The building sites and small estates in the addition are considered very choice owing to their frontage on the north branch of the River Rouge, which at this point extends through a large wooded valley. The contour of the land is exceptional. Parcels will vary in size from 1¼ to 2 acres and will be improved this fall and sold under rigid restrictions.

Blocmfield Hills Acreage Purchased

The "Bloomfield Ridge Land Syndicate," a subsidiary of Walsh, James & Wasey Company have recently purchased the former Patterson & Walsh acreage, containing 70 acres, on the Long Lake (paved) road, between Bloomfield Hills Country Club and Franklin road. The route of the proposed new Telegraph road extends through the property. It is expected that this property will be highly improved and restricted and put on sale as soon as the "Brookside Hills Estates" development, adjoining, is sold out.

DETROIT FIRM ACTIVE IN ECO

Webster and Martin, a Detroit firm has been active in a building way in Eco during the past summer and have quite recently completed their quota of fifty houses on Holland avenue, a comparatively new street on the east side of Woodward avenue. These places are very similar to the type house that characterizes the east side of Eco and are small, but modern. They are rapidly being filled with new families as are the number of other houses on Holland, Lincoln, Cole and Webster street.

Leinbach-Humphrey Company has done some building on these streets and in this particular section there have been a number of individuals care for the erection of their own homes.

STATE OF MICHIGAN—The Probate Court for the County of Oakland. At a session of said Court, held at the Probate Office in the City of Pontiac, in said County, on the 21th day of August, A. D. 1925.
Present, Hon. Ross Stockwell, Judge of Probate.
In the Matter of the Estate of John H. Kreger, Deceased.
Anna I. Kreger, administratrix of said estate, having filed in said court her petition praying that the time for the presentation of claims against said estate be limited, and that a time and place be appointed to receive, examine and adjust all claims and demands against said deceased by and before said court.
It is Ordered, that four months from this date be allowed for creditors to present claims against said estate.
It is Further Ordered, that the 4th day of January, 1926, at eight o'clock in the forenoon, at said probate office, be and is hereby appointed for the examination and adjustment of all claims against said deceased.
ROSS STOCKWELL, Judge of Probate.
A true copy.
DAN A. McGAFFEY, Register of Probate
19-21 By MARY COBB, Deputy. 11-23

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New Nine Store Business Block Built In Eco City

An interesting growth in the business places in Eco City have followed the trend of the homes and have built up accordingly. The first business was started on the west of the tracks where the first residences appeared. A small grocery was the first business enterprise and later a dry goods store, a meat market and other general necessity shops opened. About a year ago a barber shop was opened and a woodwork shop started up operations.

The latest development in the business section of Eco is the recent completion of a nine store business block on the east side of Woodward avenue. This is partly occupied now, by a grocery, a drug store and a meat market. Another of the stores has been leased for a beauty shop which will open early this month and will have in connection with it what is said to be the only hydraulic treatment for rheumatism in Michigan, outside the hospital at Ann Arbor. The building is erected of concrete and steel and so built that at a future time, when it is required, a second story may be added, to house offices or possibly apartments.

Russel Hiner of Detroit has opened a modern drug store in the block; J. H. Stinchcomb and son are operating a meat market; a branch of the Atlantic and Pacific grocery chain has taken one of the stores. Mazie F. Oliver expects to open a beauty shop within the month and Mr. Hiner, the druggist, a specialist in Swedish and vibratory general massage, will be associated with the shop and will give the hydralic treatment for rheumatism.

Two doctors have also opened offices in Eco. Dr. D. P. McCorkie of Cedar Rapids, Iowa, has opened an office in his new home on East Bennaville avenue and will have a general practice. He is descended from a long line of doctors, his father a University of Michigan graduate having practiced in northern Michigan for some years. Dr. McCorkie is a University of Iowa graduate and served his internship at the Seaside Hospital at Long Beach, California, and at St. Lukes hospital in Cedar Rapids.

Dr. F. G. Wilson is the other doctor to be added to the professional men of Eco and is expected to arrive soon to make his home in the section on the west side of Woodward avenue.

PLAN TO BUILD 150 HOUSES NEXT SEASON

One of the very interesting features of the Buckner construction program this season was the mill erected and operated on the property for the production of the material for the homes. All of the wood used in the homes passed through the mill which was operated on a quantity production basis. All parts of the many houses were cut the same, thereby reducing the cost of the houses materially.

The 150 houses that Mr. Buckner plans for his next season will be constructed on the plan also and while the mill used this summer has been removed, another mill will be erected in the spring for the purpose. Here the window frames, porch posts, floor boards and numerous other pieces used in house construction will be cut in large quantities.

STATE OF MICHIGAN—In the Circuit Court for the County of Oakland in Chancery. No. 12486.
Julia C. Adams, Reuben P. Adams, Mabel C. Crocker, Frederick D. Adams, Nellie G. Toothaker, Grace B. Adams, Charles F. Adams, Marjorie M. Stafford, Reuben P. Adams, Guardian of Bernice Emily Bodine and Alice Elizabeth Bodine, Minors, Julia C. Adams, Guardian of Dustin Adams Adair, Plaintiffs, vs. Rhoda Smith, Gideon Smith, William Bassett, Julia A. Beach, E. C. Beach, Eben C. Beach, Defendants.
Suit pending in the Circuit Court for the County of Oakland, in Chancery, August 6, 1925.
It satisfactorily appearing to the Court by the affidavit of Reuben P. Adams, on file that Rhoda Smith, Gideon Smith, William Bassett, Julia A. Beach, E. C. Beach, Eben C. Beach, are dead, and the names, residences and whereabouts of their heirs-at-law, devisees, legatees and assigns are unknown.
On motion of Patterson and Patterson, Attorneys for Plaintiffs,
It Is Ordered that the above named Defendants or their unknown heirs, devisees, grantees and assigns, cause their appearance to be entered herein within three months from the date of this order, and that in case of their appearance they cause their answer to Plaintiffs Bill of Complaint to be filed and a copy thereof to be served upon said Plaintiffs' attorneys within twenty days after the serving on them of a copy of said bill and notice of this order, and in default thereof that said bill be taken as confessed by said Defendant.
It Is Further Ordered that within twenty days from the date hereof the Plaintiff cause a copy of this order to be published in the Birmingham Eccentric, a newspaper published and circulating in the County of Oakland, and that such publication be continued once in each week for six successive weeks, or that they cause a copy of this order to be personally served upon said Defendants at least twenty days before the time prescribed for their appearance.
GILENS C. GILLESPIE, Circuit Judge.
Countersigned,
BURTON P. DAUGHERTY, Co. ty Clerk.
By MARY COBB, Deputy.
Please take notice that the above entitled suit is brought to quiet the title to the following described real estate, as set forth in said Bill of Complaint, and to remove certain clouds on the title thereto, to-wit:
Part of the S.W. ¼ of Section 34, Town 2 North, Range 10 East, Bloomfield Township, Oakland County, Michigan, beginning at the South ¼ corner of said Section 34; thence West along the south line of said Section 34, 2689.16 feet to the S.W. corner of said Section 34; thence North 2° 54' 37" along the West line of said Section 34, 1293.78 feet; thence North 89° 51' 30" East, 1990.0 feet; thence north 2° 54' East, 1324.3 feet to East and West ¼ section line of said Section 34; thence South 89° 55' 30" East along said ¼ section line 670.3 feet to Indian center of said section 34; thence south 2° 42' 07" West along North and South ¼ section line 1,656 feet to fence corner; thence South 89° 55' 30" West along North and South ¼ section line as established by fence 2,257 feet to the point of beginning containing 93.799 acres.
Also part of the S.E. ¼ of Section 34, Town 2 North, Range 10 East, Bloomfield Township, Oakland County, Michigan, beginning at an iron at the center of said section; thence south 88° 40' 15" East along East and West ¼ section line 649.9 feet; thence south 2° 42' 22" West 1214.5 feet; thence south 89° 26' 30" West 665.9 feet to North and South ¼ section line; thence North 2° 42' 07" East along ¼ section line 1262.6 feet to point of beginning, containing 19.85 acres.
PATTERSON & PATTERSON, Attorneys for Plaintiffs, 402-403 Pontiac Bank Bldg., Pontiac, Michigan.
A true copy.
BURTON P. DAUGHERTY, County Clerk.
By MARY COBB, Deputy. 11-23

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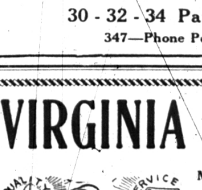

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