# BUILDING AND REAL ESTATE PAGE

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We Offer Complete Building Service. We Assist You in Obtaining Plans. We Help You Finance Your Home Up to 80% of the Total Cost of House and Lot.


## FAMOUS "RED GATE" FARM TO BE PLATTED

**Judson Bradway Acquires 390-Acre Estate West Of Village Of Birmingham.**

Well over a million dollars is the sum expended by Judson Bradway, realtor, in acquiring another solid mile of West Maple road frontage and a 390-acre addition to his Bloomfield village development, according to Mr. Bradway. The purchased property is the well known Red Gate farm, which for several years has been the home of John A. Mercier, wealthy Detroit contractor.

"Not many years ago Mr. Mercier rather hesitatingly paid $200 per acre for a large portion of this 390-acre estate, which he has used as a thoroughbred stock farm," continued Mr. Bradway.

**Near Golf Course.**

"This remarkably well located estate lies immediately west of and adjoining the western limits of Birmingham. It has one mile of frontage on West Maple road, and is bounded on the west by Lasher road, across which lies the south 18-hole course of the Oakland Hills Country club, admitted to be one of the best championship courses in the United States. The beautifully wooded tracts on the southern portion of the Mercier farm are but a few hundred feet from another of Bloomfield's beautiful golf courses, the Birmingham Golf club.

"Directly across West Maple road lies the original five units of Bloomfield Village—over 500 acres of carefully restricted home sites. By the addition of Red Gate, Bloomfield village will have nearly 1,000 acres, all controlled as a single unit and all subject to the rigid building and use restriction agreement of which our firm was the author.

**Opened in 1924.**

"The first unit of Judson Bradway's Bloomfield village was opened in 1924. Since then four new units have been added on the north side of Maple road, and the acquisition of the Mercier estate gives us control of both sides of West Maple road from the Cranbrook road to the Oakhills golf course. This makes Bloomfield village the largest development in the North Woodward and Bloomfield Hills districts."

"Red Gate farm will be the next addition to Bloomfield village, and according to Mr. Bradway, it will be developed in conformity with the present high standards established in the other units.

"The new addition will enjoy every city convenience," declares Mr. Bradway. "Over $500,000 in improvements, including sewer systems, water mains, cement walks, curb and gutter, gas, grading and graveling of roads, are now being installed in those sections of Bloomfield village now selling. This is in accordance with the Judson Bradway policy of installing improvements in all subdivisions as soon as possible. These same improvements will be in 'Red Gate Farm' when it is placed on the market.

**Owners Protected.**

"For the protection of the property owners, each new Bloomfield village home will be restricted, not only as to cost, but as to exterior elevation as well. The building and use restriction agreement provides that all plans must be approved by the company, thus securing an exceptionally fine type of development."

*Model Homes are within your reach*

. . . Just call . . .

*Glenn E. Routier*

Builder and Contractor

108½ N. WOODWARD PHONE 446


Clark, Emmons, Bryant & Klein, attorneys, 2303 First National Bank Bldg., Detroit, Michigan.

NOTICE OF MORTGAGE FORECLOSURE SALE—Default having been made in the terms and conditions of a certain mortgage given by the Buckner Building Company, Incor., a Michigan corporation, with its principal offices in Oakland County, Michigan, to Leinbach-Humphrey Company, a Michigan corporation, with its principal offices in the City of Detroit, County of Wayne, State of Michigan, under the date of April 1st, 1925, and recorded in the office of the Register of Deeds of Oakland County, Mich., on the 4th day of June, 1925, in Liber 363 of Mortgages on page 299-302, providing that should default be made in payment of any principal, or interest, or taxes, or insurance, or any part thereof, when the same are payable, and should the same, or any part thereof, remain unpaid for the period of thirty days, then the aforesaid principal sum with all arrearages of interest, taxes, and insurance premiums, shall, at the option of the said mortgagee, become payable immediately thereafter, although the period limited for the payment thereof shall not then have expired. Whereas, by reason of said default the entire principal is declared due, and there is claimed to be due, and is due and unpaid on said mortgage, at the date of this notice for principal and interest the sum of Eight thousand one hundred twenty-seven and 97-100 dollars, and no proceedings at law or in equity have been instituted to recover such moneys or any part thereof. Now, therefore, notice is given that by virtue of the power of sale in the above mortgage contained and of the statutes of the State of Michigan in such case made and provided, the undersigned will sell at public auction to the highest bidder for cash, on the 7th day of Oct. A. D. 1926, at 2:30 o'clock in the afternoon, Eastern Standard Time, at the main entrance of the County Building for Oakland County, in the City of Pontiac, County of Oakland, State of Michigan, (that being the place where the Circuit court for said County is held), the premises described in the said mortgage, or so much thereof as may be necessary to realize the amount due as aforesaid on said mortgage, together with 6½% interest and all expenses of the sale and all legal costs allowed by law and provided for by said mortgage, including an attorney's fee, and also any sum or sums that shall be paid at or before said sale for taxes and insurance and for any prior mortgage or other liens to protect his interest in the premises, described as the lands, premises and property situated in the Township of Troy, County of Oakland, State of Michigan as follows: Lots Nos. 169-170-172-173-174-366-367-368-370-377 of Leinbach-Humphrey's Woodward Ave. Sub. of the E. ½ of the S. E. ¼ of Sec. 34, T. 2, N. R. 10, East, Bloomfield Twp., and part of the W. ½ of the S. W. ¼ of Section 31, and part of the N. W. ¼ of Sec. 31 T. 2, N. R. 11, East Troy Twp., excepting the Grand Trunk Railroad right-of-way, in accordance with the recorded plat thereof as filed in Liber 27 of plats on page 5, in the office of the Register of Deeds in and for Oakland County, Michigan, and subject to the building restrictions common to the lots in said subdivision.

Dated at Detroit, Michigan, this 3rd day of June A. D. 1926.

LEINBACH-HUMPHREY CO

Clark, Emmons, Bryant & Klein, attorneys for Mortgagee. 8-22

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Clark, Emmons, Bryant & Klein, Attorneys 2303 First National Bank Bldg., Detroit Michigan.

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You sure are a pretty girl: I'd like to fall in love with you—some time after Christmas. — Vanderbilt Masquerader.


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## BRADT EXPLAINS THE RISE OF LAND VALUES

**Tells Fathers To Plan For Their Children Through Investment In Real Estate.**

"Are you planning on the future of your son? You want him to have the advantages which the business world demands a man should have if he is to succeed. The day when a boy grows up on the farm, has four or five months a year schooling during the winter at the little red school house, and becomes the president of a million dollar corporation is rapidly disappearing.

"A careful perusal of 'Who's Who' shows a high percentage of college men, educated men, trained to tackle the ever increasing problems and difficulties in the business world today. The heads of banks, manufacturing concerns, and all large undertakings are very largely educated men, and a vast majority are college men. Business demands such quick action and much clear thinking to insure success that an untrained mind cannot compete.

"It is an obvious remark that 'there is only so much land'. Census figures show our population increasing by millions each decade. A fixed amount of land plus an increasing population can only indicate one thing—greater land values. These millions must work, eat, and live somewhere; more land is utilized reducing the total of unused land remaining, and the process of increase in value is almost automatic.

"What man cannot tell a tale of this piece of property on this corner bought a few years ago which has been sold at a handsome profit? Who does not often say, 'If I had only bought that lot on the corner when it was offered to me, I would have been several thousands of dollars better off today'.

"Why didn't you buy? Because at that time you thought the price was too high. Isn't that a fact? During the time you had the chance to buy and today, how much has the population increased, how much of the surrounding property has been put to use? The growth is astounding.

"Each decade has its 'conservatives' who seem to think no more advance can be made, everything has been done, and they don't see that the old world is just forced to advance because of greater numbers of people and more use of the land.

"There are just as many opportunities today as there were. The only difference is that it takes a little more money to take advantage of these opportunities than it did but there is more money available now than there was ten or twenty years ago.

"The question is 'Are you planning on the future of your son?' Making sure he will have the education he will need to succeed. You can safeguard his future by buying well located and selected real estate. By the time he needs the money you will have made several turns and piled up a fund which will relieve you of all worry."

This message was given to a group of fathers by Carl L. Bradt, of Walsh, James, and Wasey Co., when showing them the strategic location of their properties around Birmingham and Bloomfield Hills in relation to Detroit and Pontiac, and the future growth of this section of the country. It does not take an overwhelming imagination to picture what Detroit and Pontiac will be in ten years from now. Big concerns and individuals are not spending millions here for fun. There is only just so much property around Birmingham and Bloomfield Hills. The properties owned and developed by Walsh, James, and Wasey are well selected and have strategic location and the discriminating buyer who is looking to the future can safeguard his son's future and incidentally his own through the purchase of property in this district.

## STATE CONTROL OF SUBS URGED

**California Women Realtors Indorse Movement To Check Abuses**

Official endorsement of a plan proposed for the state of California which would require all subdividers in the state to present their plans to the state real estate commissioner and to secure permits to sell lots before presenting them to the public for sale has been made by the Women's Division of the California Real Estate association at its first annual meeting just held in Pasadena.

The women realtors indorsed the proposal, advocated by J. R. Gabbert, state real estate commissioner, at the recent annual convention of the National Association of Real Estate boards as designed to work for the correction of "abuses that have grown up in the promotion and sale of lot subdivisions resulting in serious impositions upon investors, the destruction of natural and developed beauties and substitution therefor of unsightly unimproved tracts of land."

Calling attention to the favorable impression created by the trees and foliage that line the highways of Europe, the women's conference recommended the uniform planting of trees along the California highways. Legislation concerning the highways is at this time pending for consideration in the state.

The conference further asked that all real estate boards in the state extend membership to women who are competent real estate brokers.

**QUITE PROBABLE**

Early Christian (at the arena): Past, bookie, put this five dollars on the lion.—Nebraska Awgwan.


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