

Golfhurst Has Met Popular Demand Real Suburban Homesites

108 x 135

ALL IMPROVEMENTS IN READY TO BUILD

Your Choice . \$800

Until Further Notice

Liberal Financing Available for Building

Branch office on the property, corner 14 Mile and Southfield Roads, opposite Birmingham Golf Club.

BROADFIELD ORGANIZATION, INC.

1711 W. MAPLE PHONE SEVEN-ELEVEN

PROFIT or LOSS by MONTHLY PAYMENTS

Your monthly payment can be turned into an investment, or, it can remain a scrap of paper—A Rent Receipt!

There are many advantages to owning your own home. Experience qualifies us to explain these to you.

Let us help you transform your rent check into an investment.

A phone call will do it.



L. E. Colgrove

REALTOR

139 W. MAPLE AVE. PHONE 460

COMPLETE INSURANCE SERVICE

Have Christmas In A New Home

A basement playroom to set up the games and toys
Tile bath with shower, lavatory on 1st floor
Air Conditioned, Modern 6 Rooms

A Real Buy — \$9750 — Terms

Walsh, James & Wasey Co.

DETROIT, BIRMINGHAM, BLOOMSBURG HILLS, LANSING, ROCHESTER, N. Y., NORTH MICHIGAN LAKES
Main Offices New Holland, Pa.

431 S. WOODWARD AVE. BIRMINGHAM 1250

New-Cape Cod-Brick

2 bedrooms, bath and sewing room on second floor.

Living room, dining room, kitchen, bedroom and bath on first floor.

Rear porch off dining room. Recreation room with fireplace. Insulated throughout. Incinerator. Air conditioned heat. Storm windows. 2-car attached garage.

\$9,200.00, \$2,900.00 down, \$67.00 month, including taxes, interest and insurance.

Located outside Birmingham. Will trade on 4 bedroom home.

BALL-STODDARD COMPANY REALTORS

The Best Buy In Bloomfield Village

4 bedroom, 3 bath house. Spacious rooms. Excellent condition. Attractively landscaped. Quanton School district. With all conveniences.

Only \$3,000 down, balance like rent.

Judson Bradway Co. Realtors

533 Mapleview Bldg. Detroit, Michigan 48206
259 S. Woodward Ave. B'ham 38

Vegetable Gardens In Small Tanks

How would you like to grow all the vegetables and flowers you need in small tanks scarcely larger than a bathtub?

Arthur C. Pillsbury, world famous horticulturist, who appears at the Detroit Institute of Arts, Woodward at Kirby, Sunday evening, December 5, at 8:30, will explain and show in motion pictures how 2,000 bushels of potatoes and 50,000 worth of tomatoes per acre can be grown through the use of chemicals. Mr. Pillsbury has gained international fame through his soilless culture. His motion pictures, all in natural color, will reveal, step by step, the operation of a tank unit that will furnish a family of five with all the vegetables and flowers it can handle.

Sunday afternoon in the Detroit Institute of Arts, at 3:30, Sam Campbell, realist and author of "Sanctuary Letters" and other books, will give a motion picture lecture on "Wild Animals of the North Woods." Through the medium of motion pictures, Mr. Campbell will give his audience into the wilds of his 2,500 acre sanctuary located near Three Forks, Wis. He will show all types of wild animals in their native habitat.

Both lectures are under the auspices of the W. J. Bennett Series of the Detroit Institute of Arts.

Twenty-five Years Ago

Advice to my neighbors: if my chickens stray into your yard, you are hereby authorized, with my full consent, to kill them. We all know that there is a village ordinance forbidding these neighborhood nuisances and garden destroyers from running at large.

Mr. and Mrs. Eugene Brooks start for California for the winter, this week. They will land at Los Angeles first, and then decide where to go and what to do. Our best wishes go with them for a pleasant and happy winter, and may they return again when the robins come back.

Say! If the boys don't stop chaffing Fred V. Quanton about the big crop of corn he raised and which we reported last week as going at 202 bushels on .17 1/2 acres, he's bound to do something desperate to them. Our mistake and his treat. We should have said it was 2020 bushels on this land, which is going some. The young, beautiful and accomplished lady who set up the item said: "Land sakes, I didn't know but what 220 an acre was big and 'twixt you and Mitchell, you're both wrong." Don't know as much about it as the compositor.

Five Years Ago

Ypsilanti Normal Choir will sing at Christmas festival here December 16, to benefit Exchange Club dental clinic.

Local shops make buying in Birmingham a delight. Variety and quality of merchandise bring acclaim of Christmas shoppers.

School Bonds to be subject of conference. Board seeks solution of debt problem with advisory council. Share of taxes asked. Payment begins on small claims. First State bank deposits of \$10 or less to be paid in full, starting today.

'32 winter tax statements nearly ready. Bloomfield Hills protest half work temporarily. Total levy reduced.

Five Years Ago

Ypsilanti Normal Choir will sing at Christmas festival here December 16, to benefit Exchange Club dental clinic.

Local shops make buying in Birmingham a delight. Variety and quality of merchandise bring acclaim of Christmas shoppers.

School Bonds to be subject of conference. Board seeks solution of debt problem with advisory council. Share of taxes asked. Payment begins on small claims. First State bank deposits of \$10 or less to be paid in full, starting today.

'32 winter tax statements nearly ready. Bloomfield Hills protest half work temporarily. Total levy reduced.

Five Years Ago

Ypsilanti Normal Choir will sing at Christmas festival here December 16, to benefit Exchange Club dental clinic.

Local shops make buying in Birmingham a delight. Variety and quality of merchandise bring acclaim of Christmas shoppers.

School Bonds to be subject of conference. Board seeks solution of debt problem with advisory council. Share of taxes asked. Payment begins on small claims. First State bank deposits of \$10 or less to be paid in full, starting today.

'32 winter tax statements nearly ready. Bloomfield Hills protest half work temporarily. Total levy reduced.

Five Years Ago

Ypsilanti Normal Choir will sing at Christmas festival here December 16, to benefit Exchange Club dental clinic.

Local shops make buying in Birmingham a delight. Variety and quality of merchandise bring acclaim of Christmas shoppers.

School Bonds to be subject of conference. Board seeks solution of debt problem with advisory council. Share of taxes asked. Payment begins on small claims. First State bank deposits of \$10 or less to be paid in full, starting today.

'32 winter tax statements nearly ready. Bloomfield Hills protest half work temporarily. Total levy reduced.

Five Years Ago

Ypsilanti Normal Choir will sing at Christmas festival here December 16, to benefit Exchange Club dental clinic.

Local shops make buying in Birmingham a delight. Variety and quality of merchandise bring acclaim of Christmas shoppers.

School Bonds to be subject of conference. Board seeks solution of debt problem with advisory council. Share of taxes asked. Payment begins on small claims. First State bank deposits of \$10 or less to be paid in full, starting today.

'32 winter tax statements nearly ready. Bloomfield Hills protest half work temporarily. Total levy reduced.

Real Estate Forecasting

BY P. P. PULLEN

Chicago Title and Trust Company

Forecasting reasons the science of real estate forecasting has been badly neglected. Only recently have any steps been taken to put it on the same basis as other forms of property. With the increased interest of the Government in real estate financing and construction, however, some steps are being taken looking toward forecasting. Normal sales of real estate have practically ceased; the only transfers are foreclosure sales or conveyances to avoid judgments.

In this situation financial institutions reverse their liberal lending policy and nearly all phase-out real estate activity are suspended. Normal sales of real estate have practically ceased; the only transfers are foreclosure sales or conveyances to avoid judgments.

In the past cycles this situation has usually lasted for a period of four or five years, until the wreckage resulting from the collapse of the previous boom has been cleared away. Meanwhile the beginnings of industrial recovery or a rise in the stock market have put certain groups in funds to take advantage of the best bargains to be found in the real estate market. Increased purchasing power has begun to increase occupancy, rents start to rise once more and the real estate cycle has come back again to the starting point.

A Grateful Skunk Fails To Liquidate

ROSCOMMON, Dec. 1.—Nature lovers always have claimed that the skunk is a much maligned individual.

New proof that he is a gentleman and that he can accept favors gracefully came to light recently near Higgins lake.

Mr. and Mrs. Amos Wiseman and Ed Vorty of Roscommon, driving near the south shore, saw a skunk that had wedged its head in a tomato can. Skunks frequently nose about in refuse left by resorters.

Enough force to lift the skunk off the ground was exerted before the animal could be shaken out of its tin helmet.

Released, the skunk made off slowly, left the air unpolluted.

Her Last Purchase

The wife of a prominent townsmen was out for a walk and got caught in a heavy shower.

Entering a near-by shop for shelter, she made several purchases, and happened to remark to the young lady assistant that the shop seemed very quiet for what should be a busy day.

"Yes, that is so," replied the young lady. And, looking out of the window, she added, "but what respectable person would venture out on a day like this?"

The Wildfire Period

The new buildings absorb vacant land and thus give earning power to land long dormant.

As regards the area adjoining the settled area become ripe for development, prices of close-in areas advance rapidly and the movement spreads beyond the recent confines to outlying farm areas.

Acresage is subdivided into building lots, improvements are installed and lots offered at many times their value as acreage. Speculators make large profits and the news of fortunes made spreads like wildfire among the public.

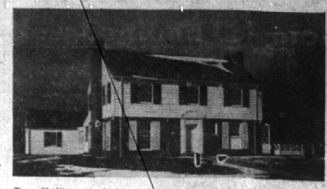
Soon after the peak of activity is reached the land market enters a dull phase. There is no decided reaction in prices and financing is undisturbed. Asking prices are even advanced, but there are few or no sales and mortgage making is at a standstill.

The general slackening of business and industrial activity, with increased unemployment, lower wages, has reduced purchasing power. Vacancies in dwelling and commercial properties increase rapidly as families leave the cities and return to the farm or small town where they can live more cheaply. Many of those who are

Up to this time there has been no important recession in general business and real estate has grown dull because of reasons peculiar to itself. There are indications that the end of the period of prosperity is approaching, however, and the failure of a large bank or an important commercial house or a general break in the stock market is all that is required to precipitate a general crash. Thereafter events are likely to occur with great rapidity in the real estate market.

The general slackening of business and industrial activity, with increased unemployment, lower wages, has reduced purchasing power. Vacancies in dwelling and commercial properties increase rapidly as families leave the cities and return to the farm or small town where they can live more cheaply. Many of those who are

New England Colonial



THOMAS H. HEWITT, ARCHT. H. A. ANSBARY CO., BLDG.

1130 LYONHURST ROAD

IN HARGREAVE, Birmingham's Subdivision of beautiful new homes... This charming Colonial home of red brick and white wood trim, with its rose arbor trellis exemplifies living in its most efficient and gracious manner.

It has four beautiful bedrooms, each with cross ventilation—two lovely tile baths in color—first floor lavatory.

The library is most attractive with its huge bay window overlooking the garden. The living room is 14 x 25 feet—efficient kitchen—attractive dining room—large playroom with fireplace.

Here's living comfort beyond your greatest dreams... You will be surprised at how easy you can own this substantial home built by one of Detroit's outstanding residential builders.

Open Sunday afternoons... or private showing at your request.

SNYDER BUCK & BENNETT

THEATRE BUILDING BIRMINGHAM 1400/



Old Fashioned Christmas Cheer

THE FULLEST enjoyment of Christmas depends on having money enough for generous giving and for other special needs of Christmas time. Our Christmas Club contributes to the good cheer of the holiday season by providing extra cash when it is most needed.

Join Now

The Birmingham National Bank

"Birmingham's Community Bank"

MEMBER FEDERAL RESERVE SYSTEM



LET'S BUILD A HOME in "THE HEIGHTS"

BIRMINGHAM'S NEWEST RESIDENTIAL DEVELOPMENT

The man who owns his home is to be envied. He has a feeling of security that must, of necessity, give him a healthier attitude in his business and social life. His position in the community is different—his family, too, benefits by the permanence home ownership embodies.

Home ownership, after all, is merely insurance—and that in its best form. A back-log—a stake in the future—call it what you may, owning a home is an investment in peace of mind. See the new home in "THE HEIGHTS" today better values have never existed—Let's build a Home in "THE HEIGHTS."

Don't fail to see 963 Puritan

Call

MAX BROOCK INC.

ESTABLISHED 1893

1738 W. MAPLE ROAD BIRMINGHAM 1212 3087 W. GRAND BLVD. MADISON 8782

INSURANCE - BONDS THE BIRMINGHAM AGENCY

CHAS. B. RANDALL OSCAR P. PETERSON

See LANPHAR & CO. MORTGAGES

INTEREST RATES AS LOW AS 4 1/2% UP TO 20 YEARS TO REPAY
Phone Cadillac 0466
1010 LAFAYETTE BLDG.