



Mr. Rich Man:

While you are making money you have no time for building you a home in keeping with your income, hence we have done the work for you and now your modern home containing all conveniences, including two bath rooms, a separate lavatory, basement toilet, screened sleeping porches, etc. is ready for you and the price is right.

Look at 1020 West 8th Avenue, also 809 Lane St. from 2 to 6 p. m. Sunday.

Call any real estate dealer, or

Mrs. G. D. Lytle,

800 West Street,
Ind. Phone 1639.

WAS A GOOD THING

Merchants Pleased With Teachers' Meeting.

Unable to Wait Upon Visitors in Some Stores.

BEST EVER IN CITY

More Benefit to Merchants Than Any Other Convention.

Emphasizes the Need of Better Hotel Facilities.

Now that the great gathering of the teachers of the state is a thing of the past—the biggest affair of the kind in the history of the State Teachers' association by a margin of about 500 per cent—some facts in regard to its benefits to the capital city and the visitors themselves as gleaned at random from various sources, might prove of interest.

The congregating of vast throngs of people from neighboring and remote towns and villages is always good for a city, provided that that city can adequately and hospitably entertain her guests so that a good and lasting impression is made upon their minds of the advantages which her residents enjoy. As the teachers boarded trains last night and this morning many were the expressions of enthusiasm in regard to the success of the big meeting and the way in which the people of Topeka successfully handled the throngs—5,000 strong, and the prevailing sentiment was that they hoped individually that they would be able to come again to Topeka at the meeting next year.

Topeka is an educational center, more money being spent here for school purposes than almost any other city of its size in the middle west, and a certain educational and religious atmosphere exists. There is no wonder that the teachers are enabled to gain inspiration in this the "convention city" of the state. The saying is that a pleased customer is a good advertisement for any line of goods.

It might be said that a pleased visitor is a good advertisement for a city.

From the standpoint of Topeka enthusiasts, and Topeka merchants especially, the meeting has been a tremendous success. It has been estimated that the city is anywhere from \$50,000 to \$80,000 the richer on account of the gathering just come to a close. Directly the real estate men have not profited by the coming of the teachers but they expect results will come in an indirect way. On the other hand the dispensers of dry goods, shoes, men's furnishings, drugs, and soda water aside from the other lines of goods were taxed to handle the crowds which thronged their stores, and the hotel and restaurant men did a capacity business.

It's a Good Thing.

Below are given the comments of a number of prominent merchants and others in regard to the teachers meeting.

E. H. Crosby of the Crosby Brothers Dry Goods company: "The trouble has been in one or two of our departments to get the people waited upon. This meeting has been both from an educational and business standpoint the greatest success in the history of the association. The weather has been a little too warm from a business standpoint but delightful for the teachers. The holding of the meeting at this time is far ahead of the Christmas holidays. At that time the stock is topsy-turvy, but now it is in prime condition, and the styles are correct."

W. W. Whitney, manager for the Warren M. Crosby Dry Goods company: "It looks to us as though it were a good deal better to have the convention come now than in the winter. In the ready to wear lines especially, the trade has been better than formerly. It is in the proper season for these goods. We are now that the accommodations are inadequate to care for such a large crowd in a proper manner. We should have a thoroughly modern hotel in the city."

Arthur Mills, of the Mills Dry Goods company: "As far as the retail merchants are concerned the State Teachers' convention is the best convention we have ever had. It now comes at a time when the teachers can get their fall and winter outfits."

A. T. Waggener, druggist: "We have had hundreds of them in here. When it was held during the holidays it didn't help my business at all. We have done a heavy soda water business."

R. L. Price, druggist: "This is the real time to hold such a convention. We had to turn the crowds away on Thursday night."

A dealer in soft drinks was doing such a rushing business yesterday that he became absentminded and forgot to be civil.

H. A. Auerbach, of the Palace Clothing company: "It has been great. We let them come. What to expect next year. Let them come."

J. W. Marshall, of Robinson, Marshall & Co.: "From the standpoint of the merchant there is no doubt of its being a better time of year than formerly. I hope they will make it permanent. The stocks are now complete and it is a pleasure to have people shop and for them to shop. I think the teachers' committee under H. W. Jones and Superintendent Fairchild are due much credit and credit is also due the Commercial club, for it has been the president of the organization. Mr. Scott, has been faithful in his attendance at committee meetings and thanks are due him. Mr. George W. Crane, who had charge of the automobile squad put forth untiring efforts in the interests of the meeting."

George Badiers, secretary of the Commercial club: "A convention of this kind is one of the finest things that a city

The Merriam Mortgage Co.

ESTABLISHED 1878

If you are contemplating a farm loan we invite you to investigate our proposition. We make a specialty of farm loans, at a low rate of interest, on easy terms to suit your convenience. Money Always ready. No red tape. No extra fees.

WRITE OR CALL FOR OUR PROPOSITION

OFFICES: COLUMBIAN BUILDING, TOPEKA, KANSAS

OFFICERS:—E. B. Merriam, President; F. D. Merriam, Vice-Pres.; C. B. Merriam, Treasurer; J. C. Harmon, Secretary
INCORPORATORS:—E. B. Merriam, E. D. Osborn, A. Fassler, F. D. Merriam, C. W. Merriam, C. B. Merriam, J. C. Harmon

Farm Bargains

We offer one of the finest and best improved 80 acre farms to be found in the county at a great bargain. If sold within the next week. Only 4 1/2 miles from Topeka, 80 rods from school, and in fine neighborhood. Practically every foot first class farm land, new 7 room house, fine barn, granary, sheds, etc. Improvements practically all new and in fine shape. Just about 1/2 of farm is fenced and cross-fenced with woven wire. This farm is well worth \$10,000 and we can sell it to you for \$8,500.

One of the finest 400 acre farms in the state of Kansas, only 6 miles from the heart of the city, and one mile from station; extensive improvements. The farm lays fine, is in a good state of cultivation, and is one of the ideal farm homes of the county. Price \$90 per acre.

160 acres, 12 miles from Topeka, 3 miles from good town; 130 acres of the finest of creek bottom land (free from over-flow) in cultivation, balance in pasture, creek and timber; from 25 to 30 acres seeded down; good 8 room house, barn 30 by 40 with stone basement, other out-buildings, plenty of orchard. If you want first class soil in this sized farm, you will buy this one. Great bargain at \$80 per acre.

WE MAKE FARM LOANS AT LOWEST RATE.

L. S. Lovitt & Son

531 Kansas Ave. Topeka, Kan. Ind. Phone 1507.

What have you to trade?

Match these if you can. We have a fine property on West 12th st., lot 53x150, 6 room house, cellar, gas electric light, good barn, shade. Price \$3,800. Equity \$2,700. Will trade for property farther out with more ground. Rec. 216.

Six lots in Auburndale, 2 story, 7 room house, cellar, gas, well, small stable and fruit. Price \$2,500. Will trade for 40 acres or less near town. Rec. 216.

3 lots and 6 room house, barn. Price \$2,500. Will trade for small farm near town. Rec. 216.

If you want to trade come and see us. We can match you, either in Real Estate or merchandise.

Geo. M. Noble & Co.

435 Kansas Ave. Topeka, Kansas.
Geo. M. Noble. Phones 444. J. Will Kelley

A Few Cents a Day Buys a Home

Mr. Renter, What Rent Do You Pay?

You can take the same money—which is only a few cents a day—and soon have a home. Come and investigate our "Rent Paying Plan" on a home.

Just a few in the shop district.
430 Larch st., new 3 room cottage, 1 1/2 lots, 2 porches, well, sidewalk, gas, heat and light, near car line, large rooms, well appearing, only \$1,150. \$100 cash and monthly payments.

487 Reno Ave., dandy, practically new, 5 room cottage, 3 nice east front lots, well on back porch, cellar, gas heat and light, barn, lots of fruit. Price \$2,100, very easy terms.

128 Winfield, 7 room house, built of white pine, 3 lots, well, cellar, mantle and grate, gas, light and heat. (Couldn't build house for money.) \$1,250 will buy this property.

We have splendid houses for sale in most any part of the city, properties to suit all buyers, farms, acre tracts and city property for exchange. See us.

Shawnee Agency

Phones 505—534 Kansas Avenue

Farm and City Loans

are being made at the very lowest rates and on the most favorable terms. We have first mortgages for sale. \$3,000, 000.00 loaned and not a foreclosure. No investor ever lost a dollar.

Betzer Realty and Loan Co.

Room 2 Mulvane Building

can have. It not only enables the teachers to have a good time, but it is a good thing for the home people because it throws them in touch with the teachers. It not only is the cause of a friendly feeling between the people and the teachers but also creates a more friendly feeling among the Topeka people. I think that no convention has ever been held in Topeka which advertised the city more among the Kansas people—and those are the ones we are more interested in than any other class."

There is nothing unusual to report in respect to the condition of the real estate market. The list of small transactions during the week just past has been comparatively large. The Shawnee Agency has disposed of five properties aggregating \$10,000. The property belonging to E. S. Lee and wife, colored, 309 Kansas avenue, has been purchased as published in the list of real estate transfers, by F. M. Crosby for the consideration of \$14,000. A lot at 925 Kansas avenue was sold by E. S. Lee to Augustus Zahner for \$6,500. L. S. Lovitt and son have disposed of 10,000 acres of land in Lincoln county, Col., for \$66,550.

A. B. Lawless, who has been for 13 years connected with the Shawnee agency has gone to San Antonio, Texas where he will continue in the real estate business. He was compelled to seek a warmer climate on account of his health.

Real estate and building news will be received for publication in this column not later than 6 o'clock Thursday evening of each week.

FARM SNAP

120 acres not far out, 6 room house, fair barn, nice level land. A bargain at \$8,500.

Strauss Agency

F. M. DRAKE, Mgr. Bell 1431
Ind. 824.

To Trade for Topeka Property

85 acres of nicely improved land 6 miles of Topeka, \$5,525.

80 acres of unimproved land, as fine as silk, 6 miles of Topeka, \$6,400.

11 acres, 5 room house, good barn, fine land, \$2,300.

160 acres, 80 a. in cultivation, 5 room house. Price \$7,200.

25 other farms for trade. See us for business.

Dunlap Agency

104 East Sixth Ind. Phone 1301

INVEST IN FARM MORTGAGES

Largest returns for an absolutely safe investment. Why accept 3 per cent when you can just as well have 5 or 6 per cent? We have first mortgages of any amount you may desire. Here are a few of them:

\$600.00, 6 per cent. Tillman county, Oklahoma, secured by 160 acres, all capable of cultivation, with over half in corn and cotton this year. Present valuation of land \$4,000.00, buildings \$200.00.

\$1,000, 6 per cent. Comanche county, Oklahoma, secured by 153 acres, all capable of cultivation. Land value \$3,000.00, buildings \$300.

\$2,200.00, 6 per cent. Kiowa county, Oklahoma, secured by 160 acres, over half in cultivation this year. Land valued at \$6,000.00 buildings \$1,000.00, with \$500.00 insurance.

\$5,000.00, 6 per cent. Craig county, Oklahoma, secured by 538 acres, 500 ft for cultivation, with 170 in crops this year. Owner has over 400 head of cattle. Land valued at \$15,000.00.

Call and see us, or write for large list.

The Pioneer Mortgage Co.

Mulvane Building TOPEKA

Special Bargains

Five nice new modern homes, 6 rooms each, close in, range in price from \$3,300 to \$4,000.

Four lots 11th and Garfield \$1,100.

7 room house, 2 lots, close in east 10th, \$2,800.

6 room cottage, close in modern, \$2,600.

5 room cottage, 3 lots, well, cistern, shade, \$1,200.

New 7 room, modern house, extra fine large rooms, close in. Let us show you these properties.

A. D. JONES & CO.
609 Kansas Ave. Topeka Kan. Ind. Phone 845. Bell 989.

"You are beside yourself," he retorted, haughtily. She gave a shrill, unpleasant laugh. "Seeing double again, eh?" she cried.—New York Press.

Everglades of Florida

Now is the time to secure a track of that famous Okeechobee land \$240.00. \$10.00 down, \$10.00 per month will make you independent, and a chance to live in the finest climate on earth. Act quick is you want any of this.

J. R. FAY, Agent

The Florida Everglade Land Company

833 Kansas Avenue

RESIDENCE

Greenwood ave., in Potwin, elegant home, 12 rooms, good barn, fruit, strictly modern in every respect, nice shade and lawn, 75x205 feet of ground, this property has just been listed and owner wishes to sell soon. Price \$6,000. Easy terms.

Another 8 room house, east side, nicely located, four lots. Lots of shade, barn, fruit. Price \$2,000, three or five hundred dollars down. Balance easy terms.

W. T. DAWSON

Room 2, Mulvane Bldg. Ind. 1038.

120-ACRE FARM

17 miles from Topeka, 3 miles from railroad station. 60 acres cultivated land, balance new land; well improved, 7-room house. Bargain—\$6,000. \$2,500 cash, balance at 6 per cent.

E. E. OLINGER

801 North Kansas Avenue—Telephone 403

RENTAL LIST

Modern living rooms on Avenue and 3-room modern flats.

Store room, on East Side.

Two 5 room modern houses, barn, West side.

One 5 room modern flat, 1st and 2nd floor, flat, with auto garage, close in, West side.

Modern offices on avenue between 5th and 7th.

2 store rooms on Avenue, centrally located.

New modern 4 room flats, close in West side.

Three modern living rooms, close in East side.

One 7 room modern cottage, close in, West side.

One 3 room modern house, West side.

Two five rm. houses, East side.

W. M. Forbes & Co.

107 W. 7th. Both Phones Kansas Ave. Lot. \$1,500, near 1st.

Dandy new 7 rms., Central Park, \$8,650.

Potwin. All modern 8 rm. house, 61x205, E. frt. lots, paved \$4,200. 1 blk. from Potwin, 6 rms., 2 lots, gas L. & H., city water and sink, barn, Snap at \$1,375.

1129 Polk. Four magnificent corner lots, 10 rm. house and barn, \$7,000. Give bid.

Clay. 8 rms. all modern, e. frt. \$3,800, also 3 rm. modern 2 1/2 cor. lots, barn, shade, \$4,200

Sites, Potwin 40x140, \$400 and up, 3 e. frt. on Lane near 14th, \$550. 1 1/2 11th and Garfield, \$450. 1 1/2 West st., E. frt. \$650 etc.

40 houses to rent. Everything in houses, lots, tracts, farms. See us.

W. C. STEPHENSON & CO.
Real Estate, Loans and Insurance
609 Kansas Ave., Topeka, Kan.
Phones: Ind. 654, Bell 1450