# REAL ESTATE OPPORTUNITIES

## BIG TIME COMING.

**Real Estate Men Expect Next Year to Be a Hummer.**

**An Unusual Demand for Vacant Lots the Basis.**

**MOVING RIGHT ALONG**

**New Houses Going Up on All Sides.**

**Highland Park Property Has Enjoyed Small Boom.**

Although the record has been broken in the way of building permits this year—and "then some," from the present indications it is the prediction of the real estate dealers that especially as relates to the erection of homes the year 1910 will again eclipse all other years in the history of the city.

In discussing this point one dealer had this to say: "Next year will be a hummer in Topeka. All records will be broken." These conclusions are based on the fact that there has been an unusual demand for vacant lots throughout the city this fall and that many individuals have openly expressed their intention of building in the spring. Then the remarkable manner in which the permits continued to be taken out for buildings during the month of November—permits totaling $263,545—indicates that there is to be but little abatement in building operations during what is considered the dullest season of the year. Among those who intend to go heavily into building operations is a Californian who came to Topeka this week, and expresses himself as believing that there is a great field for putting up attractive bungalows as a means of speculation. There are also two ladies in Topeka who have caught the building craze and state that they have $10,000 to put into sites for dwellings which they intend to build in the spring.

Among the sections of the city which have enjoyed a remarkable growth during the past year is Highland Park. Since the first of the year 47 houses have sprung into existence.

It was 22 years ago that this tract of land was platted by Major J. K. Hudson. Owing to poor transportation facilities and the distance from the business portion of Topeka its growth was sluggish until about six years ago when electric service was installed. At that time a marked interest began to be manifested in the park increasing until the present year when all records have been broken in the way of home building.

Next season another tract of land will be platted and offered for sale which lies east of California avenue and north of the Vinewood car line. It is the property known as Linwood Heights owned by ex-Mayor Cofron and H. H. Case of Medicine Lodge, a son of ex-Mayor Case.

Among the buildings which have gone up in the park during the year is a garage which has been recently completed by J. R. Burrow. This is by far the most artistic building of the kind in Topeka, being constructed of native boulders in the rough. The ceiling is of steel and the floors of cement throughout. The main room of the garage is sufficiently spacious as to allow automobiles or carriages to drive in and turn around. It is a combination garage and stable.

James Stevenson, a retired farmer, is completing a $3,000 home. As a great many other prosperous farmers are doing nowadays he has come to Topeka in order to educate his children.

N. F. Morehouse is completing a $4,000 home on Virginia avenue. A. D. Carter has just completed a 6-room cottage on Klein avenue near Twenty-first street. J. C. Banta has built a $4,500 home at the corner of Pennsylvania and Oriole avenue, and has recently purchased a number of lots on which he expects to build at a later date.

F. L. Roser of the Roser Cheese company has bought a block of lots in Highland Park which he intends to improve by planting out trees and otherwise beautifying them. He will possibly build at a later date.

D. D. Harrison, of 430 Fillmore street, a district deputy for the Knights and Ladies of Security who travels to a considerable extent in connection with his work, is the proper kind of a Topeka hustler, and if his spirit were to become contagious Topeka would spread like wild fire. Simply because he is loyal to his city Mr. Harrison has already persuaded during the past four years 15 families to move to Topeka of the type of people which Topeka wants.

Aside from those who have already located in Topeka who have hailed from Norton, Selden Smith Center and other points this Topeka rustler has a number of prospectives on his list. Among the latter is W. A. Layton of Osborne, Kan., who expects to locate in the capital city the first of the year. He is a real estate man who is well fixed in a financial way. A number of the persons who have located here through the influence of Mr. Harrison have been carpenters, who in the small towns in which they were residing could find work during but a portion of the year.

During the past week more business has been transacted by the Elmhurst Syndicate than at any time since the first of July. According to N. B. Burge this addition will bristle with as many as 60 new houses by the end of next year. The dwellings in Elmhurst which have been built or which are in the course of construction now number in the twenties. Samuel E. Lux has purchased some lots, and it is reported that he will start to build within the next few weeks. James D. Gardner within the last week has purchased four lots in the addition.

G. A. Sipes has purchased three lots on South College avenue and will commence the building of a dwelling immediately for speculative purposes.

The Garlinghouse Realty company has completed or has in course of construction 33 houses, which will come under the head of 1909 operations. Two thirds of these dwellings have been put up for persons who were non-residents of Topeka, and were sold for the most part on the installment plan with a time limit of ten years. The experience has been, however, that in a half of the cases the entire purchase price has been paid within a year.

This firm has just started a six-room modern cottage at 1279 West street, and it is expected that four new houses will be erected in Auburndale in the very near future.

The Sheppard Construction and Realty company has been active in respect to the erection of new homes. The firm is now building a six-room modern dwelling at 1519 Polk street for S. L. Bricker, a traveling man. Another six-room home was started this week at 1627 Topeka avenue for W. J. Bryden of the State Insurance Department. The firm has six other houses in course of construction, three of which are at Sixth and Horn streets and are being built for E. Montgomery. They will be about $4,000 properties. Two houses—eight and ten-rooms respectively—are being built for Joseph Ingenthrom, who recently sold his farm near Topeka. These houses are valued at about $5,000 each. Another home which the Sheppard company is erecting is located at 617 Harrison street. It is a ten-room modern house, the cost price being about $5,500.

Taking it as a whole the real estate dealers have no complaint to make in regard to the condition of the real estate market. As a matter of fact, conditions have been so much better than some of the dealers were naturally expecting this time of the year that they are highly elated over the situation. As was stated in this column last week this is the season of year when as a general thing the market becomes inactive, the sluggishness lasting until February when planning begins for spring building. The recent hard rains were not particularly conducive to good sales during the week but notwithstanding this fact several of the land traders did a better business than usual. One dealer, on the other hand asserted that the prospects were most excellent but owing to the neglect on the part of the weather man to deal out sunshine it was impossible to show especially farm property.

A noticeable feature of the recent demand has been the offers of rural dwellers to trade their farm land for city property. This means that the prospects are good for a continuance in the steady growth in population which Topeka has enjoyed during the past two years.

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

### REAL ESTATE TRANSFERS.

| | |
|---|---|
| L. W. Dinius and wife to R. U. McClenahan, lot 361 and pt. 63 Buchanan st., Lafayette Place add. | 1 |
| J. W. Pratt and wife to C. S. Elliott, lot 28 and w. ½ 26 Chestnut st., add B to College Hill | 2,500 |
| W. A. Neisyanger and wife to R. T. Woodford, lots 6 and 8 German ave., Gordon's add. | 1,650 |
| The Saving & Loan association to A. Murdock, lots 45 and 7 Ella st., Pleasant View add. | 1 |
| J. B. Loomis and wife to F. A. Robinson, lots 134 to 144 inc., Virginia ave., Highland Park add. | 300 |
| M. F. Church and wife to J. W. Black, lot 41 Center st., Mapleton's add. | 250 |
| L. J. Southwick and wife to F. G. Hardick, lots 37 and 9 Washburn ave., Euclid Park add. | 1,800 |
| A. P. Goodhue to F. A. Goodhue, pt. lot 97 Quincy st. | 1 |
| E. S. Helterman and wife to M. E. Smith, pt. n. w. ¼ s. w. ¼ 4-12-16 | 4,500 |
| C. Hunter to O. Glick, lot 194 and n. ½ 196 Tyler st. | 2,350 |
| E. Lovan and wife to L. H. Lewis, lots 34-6 and 8 6th ave. west, Hayne's sub. | 6,000 |
| F. P. Metzger to W. A. Fowler and F. J. Ross, lot 19 Kansas ave. | 3,500 |
| A. A. Olson and wife to E. Olson, 2-3 int. in lots 23 and 5 Madison st., Crane's add. | 4,000 |
| Tax deeds to L. Seibert, lot 688 Buchanan st., M & D. add. | —— |
| Tax deed to F. H. Moss, lot 479 Reed st., Reed's sub. | —— |
| Tax deed to A. E. Robinson, lot 21 Blaine ave., Central ave. add. | —— |

### Ozone as Water Purifier.

Ozone is the best water purifier. It adds to the water nothing except oxygen, which assists in aeration. An ozonizing plant has been established at St. Maur, near Paris, where the water of the Marne river was found to contain many disease germs even after it had passed through sedimentation basins and sand filters.

The temperature of the water is lowered by the operation, and not a trace of nitrous oxide, chlorine compounds, hydrogen dioxide, or metallic salts due to corrosion of the apparatus can be detected in the sterilized water. Of the ozone absorbed 73 per cent is consumed immediately in sterilization, 7 per cent remains diffused through the water and exerts a subsequent sterilizing effect, and 20 per cent escapes into the atmosphere. —Chicago Tribune.


## Choice Bargains

**2 corners, 6 houses, room for 3 more, 8 blks. out, $950, rent $85.**

**Ten Days:** 5 rm. cottage, gas L. & H., well, store house, barn, about 2 E. frt. lots, paved street, car, 7 blks., west of capitol—only $1,375, Monday. The assessors thought it worth over $1,800.

**Good Investment:** 2 story brick store building east 4th for $2,200 renting for $25 per month.

**Westlawn:** 2 new, modern, 7 rms., $3,500, $4,000.

**Dandy:** 5 rms., new modern home, $2,500.

1,900: New 5 rm., gas, papered, E., frt., Lowman car, easy terms.

**Central Park:** New 7 rms. E., frt., $3,600.

**Bldg. Sites:** Potwin, $415. Garfield ave.

1½ lots, $325, 2½ blks. National hotel, $850.

50 lots 21st and Hancock, at about $18.

See us for our good farm bargains.

**W. M. Forbes & Co.**
107 W. 7th Street.


## DANGER IS THERE

**Celebration of Christmas a Time for Precaution.**

**More Accidents Than on Fourth of July.**

**FIREMEN ARE CAREFUL**

**Always Fear Conflagration in Holiday Time.**

**Electric Lights Now Much Used in Christmas Trees.**

The Christmas tree, the Christmas turkey and the tallow candle are more dangerous to life and property than the sky rocket, the blank cartridge and the giant fire cracker according to men who know. Despite the hue and cry, for it is in reality only a hue and cry, against the noisy celebration of July Fourth—there is much more danger incident to the Christmas celebration and what goes with it, the Christmas shopping, than in "celebrating."

Greater fires occur as a result of the observance of Christmas than are due to the noisy fourths of July. The danger is extended over more territory, lasts from two to three weeks and a larger amount of loss is involved by Christmas and Christmas shopping than by the Young America demonstrations in commemoration of the signing of our national independence proclamation.

In the business district the danger of fire is constant for two or three weeks before Christmas and it extends all over the business district. Wiring for show windows is a device which is fraught with danger of a bad blaze. The use of cotton as imitation snow is more likely to cause a bad fire than the firing of cannon crackers on paved and well cleaned streets. The dumping of excelsior or tissue paper, such as Christmas goods are packed in near the buildings, as is often done, is a practice which causes heavy losses. The placing of an electric light near paper or cloth is dangerous and more likely to cause fires than the sending up of skyrockets at night.

**Firemen Are Careful.**

The precautions taken by the local fire department show that the holiday season is regarded as more dangerous than July Fourth. On the last named occasion no firemen are allowed off, but must remain on duty from the third to the fifth instant, but that is about all the precaution taken. Previous to Christmas, however, stores and show windows are inspected and the proprietors are shown the dangers that arise from carelessness of employes who, worked almost to the limit by those who do their Christmas shopping both late and early, postpone the work which should be done at once. Waste is allowed to accumulate in basements and some of the worst fires in history have resulted from this carelessness. Building after building is thus inspected. On July Fourth the danger of fire in the business district is confined to the few stores which handle fireworks.

Of late years the Christmas tree in the larger cities has been more or less "denatured" by the use of electric lights in place of tallow candles. But there is still much danger of fire from the lights on the Christmas tree given at the church, or, for that matter, in the home. And in places where the candle is used one of the most dangerous practices is indulged in because it is the Christmas season. In the small towns the candles used on Christmas trees are still claiming their share of victims each year.

**Work for Doctors.**

Topeka physicians report generally that they have more calls following Christmas and Thanksgiving than they do following July Fourth. The turkey is declared to be responsible for this. Usually there are no serious effects beyond the misery in which the patient lies for two or three days but there is as much of this as there is in the majority of calls which physicians receive as the results of burns of Independence day. Another feature of the case is that almost any kind of a burn calls for treatment by a physician because of the danger of blood poison, while people who are ill from eating too much turkey and cranberries often apply home remedies and in many cases do not call a physician.

In an effort to minimize the danger incident to Christmas the business men have formed the habit of calling in the firemen when new wiring is being done, and of asking for inspections of their buildings from time to time. Chief Wilmarth of the fire department declares that it is a pleasure to the members of the department to do this work adding that they would rather prevent a small blaze than succeed in checking a big one. The fire marshal also urges the Christmas shopper not to smoke while he is inspecting goods and urges merchants not to allow this. It will decrease the chances of a fire, he says.

Topeka has never had a bad Christmas fire. Neither has it ever had a serious Fourth of July accident. But the dangers, it is declared, are a great deal more about Christmas time than on July Fourth.

**This Rabbit a Bomb.**

A rabbit full of dynamite is in the woods somewhere between Montclair Heights and Little Falls. When the news got around among the gunners Wednesday there was a general stampede to get out of the region. Many pot hunters who were planning to go out tomorrow have decided to wait a few days. Two men who were out in the forest north of the State Normal school Tuesday afternoon saw the rabbit nibbling at a substance that was concealed from their view. One of the hunters fired at the rabbit which turned and dashed off in the woods. The hunters then investigated and found bunny had been devouring one of 24 sticks of dynamite which were concealed in the underbush. The explosive, the police report, was stolen last August from J. Doristy, a contractor, who is cutting through Fifth avenue in the northern part of this town. The sticks were taken from a storage house. It is supposed the thieves hid them and then forgot where they concealed their plunder. Twenty-three of the sticks were returned today to Doristy.

The wonder is that none of the hundreds of gunners who have swarmed through the woods has hit the concealed dynamite with a stray shot. One shot probably would have set the stuff off with a flash and bang, and probably the loss of the life of the sportsman. The place has been trampled over, too, but, luckily, no one stepped on the dynamite. As for the rabbit, persons in the hills were lying awake tonight listening for an explosion. When it comes, that unlucky rabbit will probably be scattered over a large section of the Jersey map.—Montclair (N. J.) dispatch to New York Press.


# 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

## WHAT HAVE YOU TO TRADE?

If you have anything to match these see us quick. If you have anything to trade at all, see us.

We have 2 lots, 9 room modern house, gas for all purposes, cellar, well, city water, close in on Topeka Ave. Price $5,000. Will trade on farm. Rec. 153.

We have 85 acres, 6 miles from Topeka, 40 acres in cultivation, some bottom land, 4 room house, barn for 5 horses, good well, 5 acres alfalfa, good fences, will take residence property to value of $2,500 or $3,000. Price $80 per acre. Rec. 41.

We have good, clean, bright, up-to-date stock of mens' and boys clothing, shoes and furnishings, located in good large town, doing good business. Worth $10,000. Will trade for good grain and stock farm in Eastern Kansas. A great opportunity to get into a good business.

List your trades with us.

**GEO. M. NOBLE & CO.**
GEO. M. NOBLE — J. WILL KELLEY
435 Kansas Ave. Phones 444 Topeka, Kansas

## FARM BARGAINS

290 acres of the finest second bottom land. This is river bottom, but free from overflow and if you want something first class you will buy it; practically all in cultivation and the hay is perfect; about 35 acres fine alfalfa and 10 to 15 acres timothy. Fair 7 room house, new, 2 room tenant house, new double crib 32x48, barn, good hog sheds, etc. Located 14 miles from Topeka and joins station on railroad. Price $29,000, and if you are looking for something in first class land with good location, you will never look any further.

**L. S. LOVITT & SON**
531 Kansas Ave., Topeka, Kan. — Ind. Phone 1507

## TRADES

Large new house on Topeka Ave. to exchange for cheaper property, $4,000.

Two properties near shops, good location, exchange for good house west of tracks.

40 acres Osage Co. exchange for Topeka residence, $2000.

Ind. 814 Bell 1431 **STRAUSS AGENCY** F. M. DRAKE, Manager

## Some Special Bargains

280 acres imp. near Junction City to exchange.

160 acres nice smooth land $33 per acre.

Six new mod. homes, 3 blocks from state house, $3,200 to $4,000.

5 ten-acre tracts, well imp. near city, for sale.

Two 80's to exchange for Topeka property.

160 acres well imp. near town, 130 acres in cult. $6,800.

Two fine grocery stocks to exchange. Write or call on

**A. J. JONES & CO.**
600 Kansas Ave. Topeka, Kan.
Ind. Phone 845. Bell 989.

## RENTAL LIST

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

Store room, on East Side.

Two 8 room modern houses, barn, 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 10 room modern house, West side. Close in.

Two five rm. houses, East side.

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

## 6%-7%-8%

**Mortgages on First-Class Real Estate Security for Sale.**

Why leave your money in banks at 3 per cent when you can get 7 and 8 per cent on mortgages that I can resell and cash for you on short notice. I have them as low as $100 up to $10,000. Come in and talk it over or phone me for an interview.

W. J. RICKENBACHER.
100 E. 6th. Phone 163.

# 6 per cent First Mortgages

## ON IMPROVED OKLAHOMA FARMS

The following is a partial list of those we have on hand, subject to prior sale:

| Loan. | Security. | County. | Value. |
|---|---|---|---|
| $2,250.00 | 160 acres | Kiowa | $7,000.00 |
| 600.00 | 140 acres | Ellis | 1,700.00 |
| 1,050.00 | 80 acres | Comanche | 3,800.00 |
| 800.00 | 160 acres | Green | 6,500.00 |
| 800.00 | 160 acres | Harper | 2,800.00 |
| 500.00 | 160 acres | Major | 3,500.00 |
| 1,500.00 | 310 acres | Grady | 4,500.00 |
| 1,400.00 | 160 acres | Comanche | 4,200.00 |
| 1,500.00 | 140 acres | Grant | 5,000.00 |
| 650.00 | 157 acres | Comanche | 2,100.00 |
| 330.00 | 160 acres | Kiowa | 1,000.00 |
| 5,000.00 | 537 acres | Craig | 19,000.00 |
| 750.00 | 80 acres | Grady | 3,000.00 |
| 1,500.00 | 160 acres | Woodward | 5,800.00 |
| 500.00 | 80 acres | Tillman | 2,000.00 |
| 1,000.00 | 160 acres | Comanche | 3,500.00 |
| 700.00 | 80 acres | Caddo | 2,500.00 |
| 1,100.00 | 160 acres | Tillman | 4,100.00 |
| 1,200.00 | 315 acres | Harper | 6,000.00 |
| 2,000.00 | 160 acres | Tillman | 5,5000.00 |
| 1,100.00 | 160 acres | Kiowa | 3,400.00 |
| 1,600.00 | 160 acres | Comanche | 4,300.00 |
| 2,250.00 | 184 acres | Jefferson | 10,000.00 |

**The Pioneer Mortgage Co.**
Mulvane Building, Topeka

## Snap in Seven Room Residence

Located on Lincoln street near Sixth, cellar, well, cistern, city water, bath, barn, sewer, gas, one and a half lots, fine shade. Price $2,650.

## A Fine Home

This is located near Governor Square, seven rooms, cellar, cistern, city water, bath, sewer, gas, paving, two east front lots, nearly new. Price $3,650.

## Clay Street Near 10th

Eight room residence, cellar, cistern, city water, bath, barn, sewer, electric light, gas, paving, one and a half lots, fine location. Owner says sell and wants offer.

## Close in Five Acre Tract

Located one half mile from car line, good five room house, barn for four head of stock and three ton of hay, good well, all under cultivation, small orchard. Price $2,500.

## Will Trade for Farm in Shawnee Co.

Seven room residence near Washburn college, two lots, barn, cistern and well, fine shade, electric light, gas, fruit. Price $3,500.

**Lucas & Lagerstrom**
Crawford Bldg. No. 504 Jackson St. Ind. Phone 1490

## FOR SALE - CHEAP DIRT

160 acres, 8 miles from Topeka, a splendid farm, 90 acres bottom and slope land in cultivation, 30 acres meadow, 5 acres orchard, balance pasture, with running water and 5 acres lumber, good 9 room house, barn and other buildings, other farms near have sold for $65 to $80 and not as good as this. Terms ½ cash. Balance time to suit purchaser at 6 per cent. Price $55.00 per acre.

80 acres, 30 miles from Topeka, near Burlingame, Kansas, good smooth upland, nearly all tillable, 40 acres in cultivation, has the best corn in the country; balance pasture, plenty of good water, good orchard, good new, 9 room house, barn and other buildings. Only $3,500.

80 acres, 3½ miles from Topeka, one mile to street cars, good land 55 acres in cultivation, balance pasture and timber, orchard, good 6 room house, poultry house, smoke house, large barn, crib. A snap at $8,000.

I have about 200 farms and a large list of city property for sale or exchange. See me.

**J. E. SHAFFER**
615 Kansas Ave. Ind. Phone 960.