

Ziegler Property Sale Brings Out Investing Throng

With Realty Market Rising, 107 Brooklyn Lots and Six Apartment Houses Are Sold in Quick Order

Attracted by a varied offering of suburban lots and houses, located in Brooklyn, Flushing and Babylon, L. I., together with building loans, a crowd of builders, investors and home-seekers numbering about 700 filled the Vesey Street auction room yesterday when Bryan L. Kennelly, auctioneer, called for bids on the first lots owned by the Ziegler estate, located in the Borough Park section of Brooklyn.

Active bidding marked the first offering throughout, and the 107 lots and six apartment houses in this allotment brought a total of \$135,500. The plot, 60x90, at the southeast corner of Fortieth Street and Fourteenth Avenue was sold to Charles R. Ward for \$7,500.

The auctioneer then offered seventy-one lots and three dwellings and a casino at Argyle Park, Babylon, L. I. These were sold for a total of \$29,880.

On Monday at 11 a. m. at 14 Vesey Street, Mr. Kennelly will continue the sale of the remainder of the Ziegler estate holdings with the offering of about 300 lots located in Linden, South Elizabeth, St. George and Roselle, N. J.

On Tuesday following, the sale will be brought to a close with the offering of Tottenville, S. I. lots.

The chief items of interest of this week are sales to be held on Thursday and Friday by Joseph P. Day, auctioneer.

Thursday, November 13, is a special day. The offerings listed in the schedule for that day include a number of interesting properties, one of which is the block front on the east side of Eighth Avenue, from Forty-ninth to Forty-ninth Street, belonging to the Davies estate.

Another feature of the offerings is a pair of fine four-story apartment tenements with stores. The offering will be in two separate plots and then as one plot. The highest bidder will get the property.

On Friday, November 14, the offerings of the number of improved corners it includes and which are as follows: Southeast corner of Amsterdam Avenue and 148th Street, northwest corner of Columbus Avenue and 145th Street, northeast corner of Madison Avenue and 100th Street, southeast corner of Lexington Avenue and Ninety-eighth Street, southwest corner of Madison Avenue and 100th Street, and in the Bronx the southeast corner of Decatur Avenue and Moshulu Parkway, the southwest corner of Grand Concourse and 100th Street.

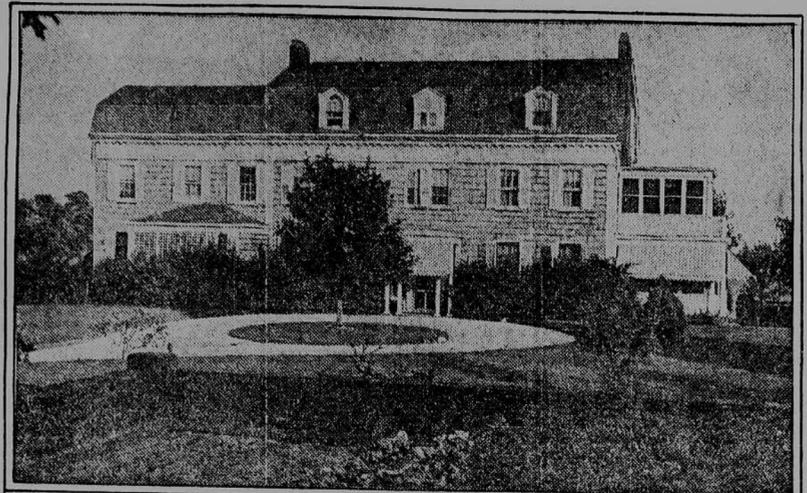
The sales schedule to be held on Friday, November 14, includes three important offerings effected by a bankruptcy proceeding, property in the Fifth Avenue section, to be disposed of by absolute executors' sale, and the voluntary offerings of 1724-1728 Madison Avenue, three five-story tenements with stores, between 113th and 114th streets. The properties to be offered at bankruptcy sale are 144-150 East Twenty-third Street, four modern stables, and 41-43 West Sixty-third Street, a three-story, modern service station.

These three properties are to be sold by order of Samuel J. Goldsmith, John S. Shepard and Stephen Hugh Hopkins, trustees of the Fiss, Duerr & Carroll Horse Company, bankrupt.

To close the estate of the late Sarah L. Hevelman Mr. Day will sell 49 West Twenty-third Street, between a Fifth and Sixth avenues. This is a four-story dwelling on lot 22x100.5.

Prince Street Loft Buyer Samuel Cowen has sold 123 Prince Street, a six-story loft building with stores on a plot 25x100, to L. David.

Unusual Home Development Planned On 1,000 Acre Rockaway Coast Tract



LORD HOME AT CEDARHURST, CENTRE OF ATTRACTIVE DEVELOPMENT

The estate of Franklin B. Lord and the Norumbega Company, consisting of about 1,000 acres at Cedarhurst, Woodmere, Hewlett, Valley Stream and Lynbrook, Long Island, is to be developed from plans by Charles W. Leavitt, landscape engineer of this city, who was in charge of laying out Garden City, Long Beach and other town developments. He is now engaged in developing the property of the Billmore Country Club at Rye, recently purchased by John McE. Bowman.

In fact, work has already been started in the development of that portion of the property situated in Cedarhurst and Woodmere, lying north of West Broadway and within a few minutes' walk of both the Cedarhurst and Woodmere stations of the Long Island Railroad. It is the intention of the owners to install gas, water, electric light and telephone wires and other improvements for an attractive suburban home place.

The brokers announce sales of improved properties in the same section as follows: Property of one acre at Longfield and Fairfield roads to Edison Lewis; adjoining property of one acre and one-half on the same road to Leonard Sullivan, the present tenant, and the adjoining property of one and one-third acres on the same road to George H. Mistry; in conjunction with William K. Macdonald, one acre and one-half at Woodlands and Longfield roads to Wetmore Hedges.

The improved properties were sold at prices, according to the brokers, ranging from \$25,000 to \$30,000 and the vacant plots at about \$5,000 an acre.

Payson McL. Merrill Company have been appointed managing agents for the sale of the property and already have sold plots as follows: Three acres at Midfield and Woodlands Roads to Alexander B. Marvin, who will erect a house from plans of Louis S. Weeks; a plot of one acre on Longfield Road to Mrs. Frederick Almy, who will erect a house from plans of Roderic B. Barnes; a tract of about fifteen acres to George De F. Lord, who will erect a house from plans of William H. Beers, and a tract of about two acres on Endfield Road to Mr. Merrill, who is erecting a house from plans of Delano & Aldrich.

As a result more than \$2,615,000 was paid for the waterfront acreage, the Johnson estate and the 981 Bronx Terminal Corporation lots. For the water frontage \$1,995,729 was paid for 794 acres, or an average of \$2,512 an acre. This total does not include the Dollar S. Co. purchase, by private treaty, of 174 acres for \$350,250.

The 220 Johnson estate lots, in the Longwood Avenue section brought \$590,000, an average of \$2,724 each. The 280 Bronx Terminal Corporation lots, in the Hunt's Point section, brought \$294,170, an average of \$294 each.

Mr. Daly's remarkable record is one never before equaled by any auctioneer in the history of real estate. The Hunt's Point lot auction, though not bringing the great total of the Bennett Estate sale, must be regarded as a big success because of the large number of parcels disposed of and the character of the land sold and folks who bought. Corporations were attracted by the offering of the waterfront plots, one of the parcels bought having been taken as a site for a terminal for a line of steamships to China. Small investors had an opportunity to buy lots at prices which have not been heard of for many years.

It has been the greatest lot selling test the real estate market has had in two generations," said Mr. Day at the close of the sale. "It shows conclusively that people's minds are beginning to come back to real estate, and that lots can be absorbed if properly presented, well advertised and intelligently promoted and finally, of course, well auctioneered. Outside of the money that has been made, it is quite a satisfaction to know that, with all the intensive selling that my organization and myself have been through, we have had the most satisfied number of buyers to deal with."

The sale was very interesting and impressive. It was interesting because of the wide range of values involved, because of the multitude of choice, and because of the effect of the distribution of so much property among a large number of investors.

It was impressive because the results obtained accentuated the frequently reiterated assertion of Mr. Day that there is a market for well located vacant lots, whether upland, meadow or filled in, provided the bidders are assured the opportunity to buy them at their own prices and provided the sale of each lot is a direct cash transaction and conducted properly and with due regard to the condition of the real estate market, the trend and scope of the demand.

As a result more than \$2,615,000 was paid for the waterfront acreage, the Johnson estate and the 981 Bronx Terminal Corporation lots. For the water frontage \$1,995,729 was paid for 794 acres, or an average of \$2,512 an acre. This total does not include the Dollar S. Co. purchase, by private treaty, of 174 acres for \$350,250.

The 220 Johnson estate lots, in the Longwood Avenue section brought \$590,000, an average of \$2,724 each. The 280 Bronx Terminal Corporation lots, in the Hunt's Point section, brought \$294,170, an average of \$294 each.

Mr. Daly's remarkable record is one never before equaled by any auctioneer in the history of real estate. The Hunt's Point lot auction, though not bringing the great total of the Bennett Estate sale, must be regarded as a big success because of the large number of parcels disposed of and the character of the land sold and folks who bought. Corporations were attracted by the offering of the waterfront plots, one of the parcels bought having been taken as a site for a terminal for a line of steamships to China. Small investors had an opportunity to buy lots at prices which have not been heard of for many years.

It has been the greatest lot selling test the real estate market has had in two generations," said Mr. Day at the close of the sale. "It shows conclusively that people's minds are beginning to come back to real estate, and that lots can be absorbed if properly presented, well advertised and intelligently promoted and finally, of course, well auctioneered. Outside of the money that has been made, it is quite a satisfaction to know that, with all the intensive selling that my organization and myself have been through, we have had the most satisfied number of buyers to deal with."

The sale was very interesting and impressive. It was interesting because of the wide range of values involved, because of the multitude of choice, and because of the effect of the distribution of so much property among a large number of investors.

It was impressive because the results obtained accentuated the frequently reiterated assertion of Mr. Day that there is a market for well located vacant lots, whether upland, meadow or filled in, provided the bidders are assured the opportunity to buy them at their own prices and provided the sale of each lot is a direct cash transaction and conducted properly and with due regard to the condition of the real estate market, the trend and scope of the demand.

Real Estate Market Opportunities

The Ziegler Estate SOLD 347 LOTS 12 HOUSES YESTERDAY Were You One of the Lucky Buyers?

The Remaining Lots and Houses Will Be Offered AT ABSOLUTE AUCTION TO-MORROW at 11 A. M.

At the Real Estate Salesroom, 14 Vesey Street, West of Broadway 362 LOTS and 4 HOUSES Linden, South Elizabeth, St. George, and Roselle, New Jersey

TUESDAY, NOV. 11th Same Time and Place 201 Tottenville Lots Staten Island

Don't Fail to Attend These Sales Every Lot Must Be Sold and Building Loans Furnished to Those Desiring to Build 10% on Day of Sale 10% in 60 Days 80% on Mortgage at 6%

BRYAN L. KENNELLY, Auctioneer 156 Broadway, New York City. Tel. 1537 Cortlandt

SPECIAL AUCTION SALE WEDNESDAY, NOV. 12TH At 12 o'Clock Noon, at the Exchange Salesroom, 14-13 Vesey St., N.Y.

EXECUTORS' & TRUSTEES' SALE Estate of Alfred Marsh H. Deans, d. BY ORDER OF FLORENCE M. HASKIN AND WILSON MARSHALL, EXECUTORS AND TRUSTEES.

113-115 AMSTERDAM AVE. Southeast CORNER West 113th St. 120-122 CHRISTOPHER ST. Southeast CORNER Bedford St. 1694-1696-1698-1700 THIRD AVE. and 183 EAST 95TH ST. being Northwest CORNER of Third Ave. and East 95th St. 84-86 GROVE ST. Running Through to Sheridan Square.

66 2-3% May Remain on Mortgage for 1 or 3 Years at 5%. DUTTON & KILSHEIMER, ATTORNEYS, 198 BROADWAY.

EXECUTORS' SALE TO CLOSE ESTATE OF JAMES REUF SMITH, DECEASED. LUCIUS H. BEERS AND HENRY DE FOREST BALDWIN, EXECUTORS. 47 WEST 39TH ST. FRANKLIN B. LORD, ATTORNEY, 49 WALL ST.

63-65-67 PRINCE ST., also 113 CROSBY ST. Entire Block Front, Two CORNERS. 735-737-739 WASHINGTON ST. RUNNING THROUGH TO 129 BANK ST.

BRYAN L. KENNELLY, Auctioneer 156 Broadway, New York City Tel. 1537 Cortlandt

PIONEER OF CONCENTRATED, PERSISTENT ADVERTISING. Joseph Day Auctioneer. ORIGINATOR OF SPECIAL SALES DAYS.

Real Estate at Public Auction SPECIAL SALES DAY Next Thursday, November 13th AT NOON, AT EXCHANGE SALESROOM, 14 VESSEY ST., N. Y. C.

Supreme Court Partition Sale JOSEPH V. MITCHELL, ESQ., REFEREE. Block front E. 8th Ave., 48th to 49th Sts. Nine four-story brick tenements with stores. Sold in two plots and as a whole. Sizes of plots 111x50 and 113x50.

Davies, Auerbach & Cornell, Esqs., Atty., 34 Nassau Street, N. Y. C.

ABSOLUTE SALES N. E. cor. Amsterdam Av. & 148th St., and E. S. Amsterdam Av., bet. 147th and 148th Sts. Ten vacant lots to be sold separately. Size 25x100 each.

Cannell, Flaherty, Turner & Strouse, Esqs., Atty., 2 Hector Street, New York City.

EXECUTORS' AND ESTATE SALES Estate of F. A. Vivanti, Dec'd. 50-52 East 100th Street (Adj. S. E. cor. Madison av.) Two five-story and basement brick tenements to be sold separately; size, 25x100.11 each.

Estate of Frances C. Diehl, Dec'd. Mt. Vernon, N. Y. 19 South Tenth Ave. Two-story and attic frame dwelling, on lot 68.17x105.

Est. Lucy P. Whitehead, Dec'd. 221 Wooster Street (bet. Beecher & West 30 Sts.) Four-story brick loft building, with stores. Size 22x13.

Est. John F. Cronin, Dec'd. Bronx Parcels. S. E. cor. Decatur Av. & Moshulu Parkway. Vacant plot, size 100x130x irregular.

N. S. Fairmont Pl. 125 f. West Marrison Av. Vacant plot, size 75x100.

S. W. corner Grand Concourse and 199th St. Vacant plot, size 40.03x100.42.

Daniel D. Sherman, Esq., Atty., 2 Hector St., N. Y. C.

Estate Wm. A. Martin, Dec'd. 12-14 16 West 109th Street (Adj. S. E. Corner Manhattan Ave.) Limestone building, formerly occupied as church. Size of plot 75x100.11.

Dunn & Duly, Esqs., Atty., 201 Broadway, N. Y. C. John E. Mack, Esq., Atty., Poughkeepsie, N. Y.

22 East 106th Street (bet. Madison and 5th ave.) Five-story and basement brick tenement. Size 25x100.11.

248 East 58th Street (Adj. S. W. Cor. Second Ave.) A 3-story and basement brownstone front dwelling. Size of lot 25x100.5.

Arthur L. Ross, Esq., Atty., 109 Broadway, N. Y. C.

E. S. Chauncey St. bet. Pot'er and Woolley Aves., ASTORIA, L. I. Eight lots, size 25x100 each. To be sold separately.

Henry Stetson, Esq., Atty., 80 Broadway, N. Y. C.

Write for Booklet Joseph Day Auctioneer. Telephone 6500 Rector.

Helping to Solve the Home Problem For Folks in Moderate Circumstances



This is a group of charming small homes which Conrad Johnson has completed on South Fifth Avenue, Mount Vernon. He selected a location a high, attractive spot near the Dyre Avenue Station of the New York, Westchester & Boston Railroad, a section which is being developed with the best class of moderate priced homes.

Charming Home for H. M. Stuart, With Golf Links Close by His Front Yard

This brick and stucco residence on Grand View Road, overlooking the Montclair Golf Club, has just been sold by Mrs. Ellen D. Hofmann to Harold M. Stuart, of the National City Company. The residence is erected on a plot 100x175 and contains reception hall, living room, dining room, solarium, butler's pantry, kitchen and breakfast porch on the first floor; four rooms, two baths, inclosed sleeping porch and open sleeping porch on the



second floor, and three bedrooms and bath on the third floor, with garage accommodations below the solarium. The property, which was held at \$25,000, was sold by Simpson Merritt Company, of Montclair, N. J.

Buyers Trenton Theater Walter Rosenberg of this city has purchased through the Dickerson Agency of Trenton, N. J., the Taylor Opera House and the Trent Theater at Trenton. The transaction involved \$50,000. This is the beginning of a chain of theaters which will be known as Reader's Motion Picture Theaters covering the entire United States. The Taylor Opera House is one of the oldest theaters in New Jersey and will be entirely remodelled at an expense of over \$200,000.

No Let-Up in Home Demand Burke Stone has sold at Bronxville for Charles A. Finch a residence on Gifford Street, Gifford Park, to John Burp; for Leonard Land Corporation to Thomas McNeil a plot in Sagamore where Mr. McNeil will erect a residence; for Felix Delille his residence on Rossmore Avenue to Edward Yuncels, of New York; for William B. Uhler his residence and grounds on South Second Avenue, Mount Vernon, to Frank Hough.

Takes Audubon Ave. Corner Albrecht Kalthoff has sold to Isaac Klein, 42 and 68 West 162d Street, southwest corner of Anderson Avenue, and known as the Anderson Apartments, on plot 109x100. These houses were built a few years ago by Louis Meckes for investment and are considered two of the finest apartments in the Macombs Park section. The sale was negotiated by Jacob Schlamp.

Factory in East 127th Street Shaw & Co. have sold for the Payne estate, 239 East 127th Street, four-story building on a lot 25x100. The Standard Spring Roller Company, the purchaser, intends making extensive alterations, after which it will occupy the building.