

FOR SALE—Real Estate

FOR sale, 15,000,000 feet standing timber at Paschal, N. C., taking rate of 7 cents to Norfolk, 5 cents to Petersburg and 2 cents to Richmond. North of timber more than 2 miles from railroad station. Will be sold on easy terms with ample time for removal. No restrictions as to size. J. R. Paschal, 214 American National Bank Building, Richmond, Va.

FOR SALE—Farms

FOR sale or exchange, 300-acre grain and grass farm and 40-acre commercial orchard. All luxuriant. Stock thirty. Pressure water. 2 tractors. 400 acres cash, or for income city property. Cash loan. C. L. Lucas, Route 4, Charlottesville, Va.

FOR SALE—Farms

19-acre truck and poultry farm, only 2 1/2 miles from city, good road, snap, \$3,000. Call Randolph 1251.

FOR RENT—Real Estate.

\$15 a month will rent a 3-story brick building in rear of 1412 East Main Street, suitable for shop or storage. Thalhimer & Co., Room 200, First National Bank Building.

HOPEWELL

We will sell about 250 lots, 25x100, fronting on the Norfolk and Western Railroad for over one-half mile, and within one block of the new electric line from Hopewell to Petersburg, for \$30,000 net. One-half cash, and the balance to be arranged. This property actually adjoins lands which sold for \$70 per acre, and it is one mile nearer Hopewell than Cedar Level. If sold at retail it should bring over \$10,000, and it is absolutely the last piece which can be bought cheap. Address: GINTER PARK REALTY CORPORATION, 510 Mutual Building, Richmond, Va.

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You Get Quick Action Here

NO MATTER WHETHER YOU WANT TO BUY, SELL, RENT OR LEASE BE SURE AND CALL ME.

S. A. Xippas

Correspondence Solicited. Hopewell Street, near Cawson Street.

HOPEWELL, VIRGINIA

I have some very desirable properties for sale, and have customers looking for other properties.

THIS BEAUTIFUL HOME



A Garden Spot Amid a Fertile Country--

The house contains ten rooms, with a concrete basement, each room large and livable, the typical country home of the better class. It is equipped with hot water heat and electric lights, and every modern improvement.

The surroundings are spacious—in front a well-kept lawn shaded with the right number of trees, flowers and shrubs in profusion; in the back are the poultry houses, smokehouse and servants' quarters.

Five acres in all. In a high state of cultivation. Step 63, Richmond-Petersburg Car Line.

Prices and Terms to Suit the Buyer

Address: OWNER

308 Mechanics' Building, Petersburg, Virginia.

REAL ESTATE FOR EXCHANGE.

WANTED, city income property in exchange for 277 acres Eastern, Va., river front farm, modern 17-room residence, barns, etc.; also, 229-acre Florida farm, modern 14-room dwelling, cottages, barns, etc. Address: C. R. Schaeffer, Waverly, Va.

WILL exchange attractive manufacturing business for real estate. Business will inventory \$25,000. Address: Business, Box 26, Station A.

WANTED—Real Estate.

LIST your farms with J. A. Connelly & Co. Write postal for necessary blanks.

WISH to buy from owner 1 or 8-room house, modern, or 2 4-room flats in West End, reasonable. Mrs. Douglas, 2416 Stuart Avenue.

WANTED—Farms.

WANTED, farm of 1,000 or 10,000 acres. Must be strong soil, abundantly watered and on the limestone belt or closely adjacent thereto. Would not care to consider any lands located on any parallel south of Richmond, preferably on the Potomac or in the Shenandoah Valley, or in the regions about Orange or Staunton. I am willing to accept a fair amount of wooded property embraced within the purchase, but the main object is the acquisition of land eminently suited to general agriculture. Address: John L. Hamal, Franklin, Pa.

WANTED, to hear from owner of farm or unimproved land for sale. C. C. Buckingham, Houston, Texas.

Opportunity

For rent, one of the most desirable stores in Richmond, on the South side of Broad Street, between Second and Fifth Streets; four stories and basement. Modern elevator. Well heated and ventilated. Possession March 1, 1916.

RICHMOND TRUST & SAVINGS CO., Real Estate Department, Main and Seventh Streets.

W. S. ROBINSON & CO., 715 East Franklin Street, Madison 3029.

\$12.50 per month, nice 6-room house in West End. Good street. Convenient to car.

I Want Your Rent Account

L. W. McVEIGH

W. S. ROBINSON & CO., 715 East Franklin Street, Madison 3029.

FOR RENT—FLATS.

Four rooms and bath, electric lights. Centrally located. Will paper to suit tenant. \$20 per month.

FOR RENT.

Eight-Room Brick

Dwelling, desirably located. Reduced to \$22.50 per month. Cheapest rent in town.

DOUGLAS E. TAYLOR, 807 East Franklin St.

W. S. ROBINSON & CO., 715 East Franklin Street, Madison 3029.

FOR RENT

Seven-room house, with large lot and stables. Ideal place for contractor or teamster. Very convenient. Special inducements to good tenant.

FOR RENT—Flats.

NEW West End flat, 5 rooms, hot-water heat. Randolph 3600.

SMALL, convenient flat, private bath. 521 North Sixth Street.

FOR rent, 817 Williamsburg Avenue, modern second flat, 5 rooms, bath, gas, electric lights, \$11 per month. Apply 519 Mutual Building.

THREE-room flat, \$15 per month. Light and water furnished. 25 South Pine.

REAL ESTATE MARKET GIVES GOOD PROMISE

Several Large Deals Said to Be Pending, With Volume of Small Trading.

HOLIDAYS CAUSE OF LULL

Building Operations for December Ahead of Figures for Same Month Last Year—Some Good Sales Recorded During Past Week.

The Week's Record

53 property transfers.....	132,987
25 deeds of trust.....	207,752
39 release deeds.....	188,507
20 building permits.....	31,804
Fire loss.....	270

Christmas Week resulted disastrously for local realty, as was to have been expected. The operations for the week declined to a marked degree, and while the sales were as numerous as for the average week, the transactions were confined entirely to the transfer of small property with the result that the totals for the week are considerably less than for the one previous.

Real estate agents closed their offices Friday, and with the exception of two or three of them caught downtown yesterday morning, little is known of the deals pending. One of the leading agents was cornered in the post-office as he was glancing over his mail. He did not like the idea of the interviewer hunting him up on Christmas Day for news, but when it was explained that it was absolutely necessary that news should be forthcoming, he came across like a regular news bureau.

SOME LARGE DEALS ARE SAID TO BE PENDING

"It is just like this," he said, "you know that we agents did not expect any business during the holidays, because the people have no time for anything but enjoying themselves. Business is holding up well, all things considered, and during the fall months the sales were much better than many expected."

"You know you find a good many chronic knockers that always predict hard times and the like. Coming down to the point, I hear that there are several pretty large deals pending. Those deals will hardly be closed for several weeks yet, for two or three of them are in their first stages."

The sales for the week in local realty aggregated \$132,987, a fair figure for a holiday week, according to the sales placed on record in the courts. The deeds of trust were also numerous and

FOR RENT—Flats.

FLATS For Rent

Two flats at a reasonable price, 5 rooms each, 1113 West Main, which is in the best section of the city, convenient to 3 car lines. The rooms are in first-class condition. Ask to see them. Will rent in flats or as a whole. SULLIVAN & CO.

FINANCIAL

Money! Money! Money!

We have some money placed with us by clients, to loan on improved city or Richmond real estate. See us if you are interested.

RICHMOND TRUST & SAVINGS CO., Real Estate Department, Main and Seventh Streets.

"I Expect to Live 110 Years"

said a good old client last week, now eighty-two; one of the many we have served without LOSS OF A DOLLAR for forty-three years in our

"Real Estate 6% First Mortgages"

whose SAFETY, SATISFACTION and SECURITY doubtless added to his longevity. LET US SERVE YOU. LOANS NEGOTIATED DAILY. \$250, \$400, \$500, \$600, \$1,000, \$2,000, \$3,000, \$4,000, \$5,000, \$6,000, \$7,000, \$8,000, \$10,000.

If you want to LEND or BORROW, see us.

J. Thompson Brown & Company

PROGRESS IN REBUILDING VIRGINIA'S 'WONDER CITY'

Hopewell Is Rapidly Returning to Normal Business Conditions, but With Better Construction.

CONTRACT FOR BANK BUILDING

Many New Structures Have Been Completed—Other Merchants Are Doing Business From Freight Cars and Temporary Shacks.

[Special to The Times-Dispatch.] HOPEWELL, VA., December 25.—The rebuilding of the Wonder City went forward with much progress during the week ending to-day. Buildings are being rapidly completed, and it will be only a few days longer before the gun-torn city will closely resemble the town that was so tragically destroyed by fire three weeks ago.

With the improvement in the methods of building, which is compelled by the military authorities, substantial structures are being erected, and the town is becoming far more of a city than ever before. A large percentage of the buildings now being erected are of brick and concrete, and others of sheet steel construction. The regulations are more stringent than in the past.

Evidence of the reconstruction of the city is brought forcibly to view by standing at the corner of Hopewell Street and Railroad Avenue, in the center of the burned district. Looking down the latter street, twenty buildings, nearly all of which are completed, may be seen. This is on one side of the street only, and the buildings were erected within ten days. On Hopewell Street, just below Railroad Avenue, there are many buildings of corrugated iron that have been completed. The buildings are in the main two-story structures, and will be used as stores of various kinds.

CONTRACT AWARDED FOR NEW BANK BUILDING

The Virginia State Bank, of Hopewell, has just awarded the contract for the erection of a handsome home of brick construction, to cost approximately \$10,000. Work on the building will be started at once, and is expected to be completed in a few weeks. The new bank building will be erected on property acquired by the directors several months ago on Broadway, near the corner of Hopewell Street, and will adjoin the old site of the Farmers and Mechanics' Bank.

Contractors are facing a serious problem in this city these days, and that is securing transportation of their materials to the Wonder City. There is such congestion of the railroad tracks and over the line between this city and Petersburg as to make it almost impossible to get materials to the ground in any reasonable time.

It is stated that the Norfolk and Western Railway has its freight tracks loaded with more than 100 cars, some of which have been at the local yards for several weeks, without any attempt being made by the consignees to unload them. It is stated that these consignees are paying the usual demurrage required by the railroad company, and are taking their time unloading the cars.

SEVERAL CONCERNS DOING BUSINESS FROM FREIGHT CARS

There are reports that several concerns are doing business from these freight cars rather than pay the higher rentals that are asked for ground, considering that the demurrage of \$1 daily is cheaper. In consequence a great part of the materials arriving at the local freight yard daily is being blocked and it is impossible for many builders and contractors to obtain the necessary supplies, which has hampered the progress of rebuilding the city to some extent. Some action, it is stated, will be taken to relieve the situation in the next few days.

IT IS REPORTED THAT THE GUN-TORN CITY WILL SOON HAVE AN ADEQUATE AND COMPLETE TELEPHONE SYSTEM WITH A PUBLIC EXCHANGE, A LONG SOUGHT IMPROVEMENT.

It is stated on reliable authority that the Petersburg Telephone Company is preparing to install an exchange if a suitable building can be found and if one cannot a new building will be erected.

As a precaution against future fires, regulations governing the construction of chimneys, and the handling of gasoline and other inflammable goods have been issued by authorities of the fire department.

Heavy Mail Congestion.

[Special to The Times-Dispatch.] LYNCHBURG, VA., December 25.—For the first time in the history of the post-office in Lynchburg, the mail congestion was so heavy that it was necessary for Postmaster Adams to keep his carrier force at work through Christmas Day.

Come to Our Office-- We Can Buy, Sell or Lease

Positive and Quick Results

Office in Silverstein Building, Hopewell Street, Near Cawson Street

E. A. MIFKA & CO.,

Hopewell, Virginia