

FARM DEALS ARE CLOSE TO NORMAL Small Agriculturists in Favorable Position—Equipped Property in Demand. MANY 'COMMUTING' SALES Lively Call for Fruit Farms Due to Wide Use of Syrups and Preserves.

Westchester Country Club to End Days Under Auctioneer's Hammer



Westchester Country Club grounds, overlooking Long Island Sound, to be sold at auction on October 7 by Bryan L. Kennelly, Inc.

TARIFF legislation, bonus agitation, labor troubles, the rent problem, the coal situation and uncertainty in the employment field are having a bearing on the sale and purchase of improved farms, according to E. A. Strout, 150 Nassau street, whose organization covers the United States and Canada.

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FLAT ON WEST SIDE BOUGHT BY TENANTS Six Story House on Morning-side Drive Taken Over by 24 Stockholders.

LIGHT TRADING IN CITY Jones Street Loft Purchased by an Investor; Other Deals Reported.

THE MONT CENIS Apartments, Inc., a corporation consisting of twenty-four tenants has purchased 64 Morningside Drive, southwest corner of 116th street, a six story elevator apartment, 90x100. The house has four apartments on a floor, consisting of five, six, seven and eight room apartments, and the twenty-four tenants bought stock according to the size and location of their apartments.

THE officers of the new Corporation are: Alexander J. Field of the law firm of Davien, Auerbach & Cornell, president; Maynard W. Hamblin, renting agent of the Western Union Telegraph Company, vice president; Prof. Clinton Walker, Keyes of Columbia University, secretary and treasurer.

SPOTTS & STARR, Inc. were the brokers in the transaction. The same brokers in 1921 sold on the cooperative plan the La Touraine Apartments at 50 Morningside Drive, to twenty-four tenants, and in 1920 the Spencer Apartments at 53 West 111th street to twenty-four tenants and the same year Woodrow Court, a block front on Broadway, 168th to 170th street, accommodating 63 families. The aggregate value of these cooperative apartments sold by Spotts & Starr, Inc. is nearly \$2,000,000.

WARD BELKNAP & SON sold to the Dormond Realty Company, Simon Myers president, the four story tenement, with stores, 25x102.5, at 311 East Seventy-fifth street, for the estate of Louis A. Heinsheimer.

THE southeast corner of Thirty-fourth street and First avenue, a three story building, 25x100, has been sold by the Peter Doelger estate to J. Levin and I. Strauss, Julius Fine, attorney, represented the purchaser.

COLUMBIA University having recently acquired, through the generosity of George F. Baker, twenty-six acres at 218th street and Broadway for a new athletic field, has no further use for the Columbia Oval property in the Bronx, and will subdivide it into building lots to be sold at auction through Joseph P. Day on October 26.

CUSHMAN & WAKEFIELD, Inc. leased to Mrs. M. Clark Thompson, the Billings mansion, a four-story dwelling, 34x100, at 275 Madison avenue, north-east corner of Fortth street, to Mrs. Maude Ames, who will remodel for bachelor apartments and a tea room.

LESS DEMAND FOR BASEMENT HOUSES Brooklyn Has About 40,000 of Obsolete Type of Dwelling; Prices Declining.

THE collapse of the railroad strike has made travel easier and the settlement temporarily at least of the bonus question is having a tendency to release funds and make borrowing easier. On the whole we are looking for a very active and satisfactory fall and winter business.

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BAY RIDGE EAST LOTS TO GO UNDER HAMMER Sites Will Be Sold on October 18 in Brooklyn Exchange.

A tract of 150 lots in the Bay Ridge East section of South Brooklyn, between Bay Ridge avenue and Seventy-second street and Eleventh and Twelfth avenues, is to be sold at auction on Wednesday evening, October 18, in the Brooklyn Exchange, 189 Montague street, by Chauncey Real Estate Company, Ltd. The offering includes a number of lots fronting on Bay Ridge avenue where the erection of business buildings is permitted.

IN the vicinity of the lots is the Sixty-ninth street and Bay Ridge avenue station on the Fourth avenue subway, the Fort Hamilton Parkway (Tenth avenue) station and the Sixty-second street station on the Sea Beach B. R. T. line and the Seventy-first street station (Sixteenth avenue) on the B. R. T. West End line. Bay Ridge East is situated close to McKinley Park, Lefferts Park, Dyker Heights, Beach Park and the Fort Hamilton district of South Brooklyn.

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NEW CONSTRUCTION GAINS IN BROOKLYN Queens Also Shows Increase of Permits Last Week Compared With Year Ago.

BUILDING permits granted last week in this city showed gains in Brooklyn and Queens and decreases in the other boroughs. In Manhattan 12 permits carried estimates of \$2,647,395, in the Bronx 44 represented \$386,250, in Brooklyn 220 were for structures to cost \$3,203,075, in Queens 421 represented \$2,364,968, and Richmond issued 24, with estimates of \$55,690.

IN the corresponding period of last year the showing was as follows: Manhattan, 551 grants and \$94,223,093 in estimates; The Bronx, 2,161 and \$43,672,865; Brooklyn, 6,235 and \$69,211,915; Queens, 5,262 and \$34,379,255, and Richmond, 2,071 and \$6,318,115.

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TO HOLD AUCTION IN HOTEL PLAZA Final Homes on Fifth and Park Avenues to Be Included in Sale October 4.

TWO Fifth avenue residences and more than a dozen on Park avenue and the side streets, assessed by the city at about \$2,000,000, will be sold at auction in the ballroom of the Hotel Plaza on Wednesday night, October 4, by Arthur C. Sheridan, auctioneer. Immediate possession of the properties is offered, and according to the auctioneer, liberal terms are offered.

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200 NEW HOUSES IN ASTORIA NEARLY SOLD Potter Avenue Homes Taken by Ready Buyers.

PRACTICALLY all of the 200 one family houses that are being erected on Potter avenue and adjoining streets and avenues in the East River Park section of Astoria by the Potter Avenue Realty Company have been sold. Rush orders have been given to the builders and other contractors working on the development to finish all of their work within the next month.

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PREDICTS END OF BUILDING BOOM Mortgage Expert Foresees Oversupply of 'High Rent' Apartment Houses.

CURRENT statistics show that building operations throughout the country are in the height of an unprecedented boom as the direct result, primarily, of the setback during the war period, and, secondarily, of the high plane to which rents were consequently pushed. Building permits in twenty leading cities will reach for the year approximately \$1,300,000,000, the highest record ever known, being nearly a half-billion more than last year, which means that this enormous bulk of construction, with few exceptions, as in San Francisco, where building costs have been vastly reduced under the "American plan," is going on under a still inflated currency and with building materials and labor schedules at approximately 100 per cent. above pre-war levels.

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Mamaroneck Lots to Be Offered



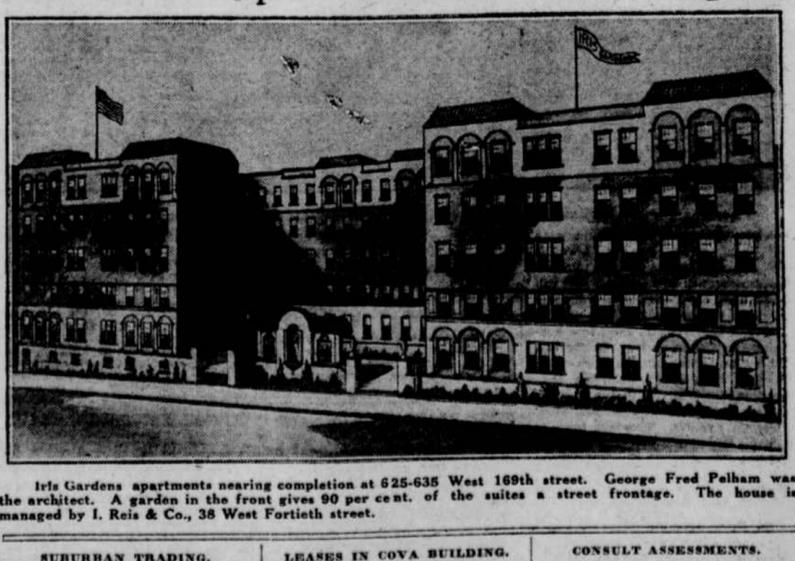
THE 300 lots, owned formerly by Mr. Sterling, to be sold at absolute public auction by Joseph P. Day, Inc., auctioneer, on the premises on October 7, at 2 P. M., for whatever they will bring, are only part of the very much larger Sterling estate.

Peck Estate to Sell 993 Bayside Sites

THE Henry A. Peck estate, consisting of 993 lots in the Bayside Hill road and in the Belleclaire Golf and Country Club sections of Bayside, are to be sold at auction on October 21 on the premises by Joseph P. Day, Inc. The owners of the lots were influenced to place them on the market owing to the success which attended the recent auction sale of 300 lots at Bayside for the estate of the late Frederick B. Peck, of London, England, which was conducted by Mr. Day.

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Garden Apartments for Heights



IRLs Gardens apartments nearing completion at 625-635 West 169th street. George Fred Pelham was the architect. A garden in the front gives 90 per cent. of the suites a street frontage. The house is managed by I. Reis & Co., 38 West Fortieth street.

WESTCHESTER County, the home of the country gentleman and the country club, is to be the scene of a lot auction sale that will subdivide among individual home builders the Stony Brook estate of the late John W. Sterling, of the firm of Sherman & Sterling, lawyers, who died more than a year ago, bequeathing the property to the Miriam Osborn Memorial Home Association, in which he was deeply interested.