The "Harlan" Style Is in Every One of Our

Suits

No Old Patterns in Stock. All this Season's Most Popular Effects.

Harlan Bros., Tailors, 6th and St. Charles.

EUCHRE PARTY FOR ST. ANN'S.

Entertainment Will Be Given at Liederkranz Hall April 22.

A progressive euchre party for the benefit of St. Ann's Infant Asylum will be given a week from Tuesday at the West End Liederkranz Hall, on Easton, near Vandeventer avenue. The euchre party will be the first of a series of entertainments that has been arranged to help the institution's finances.

In addition to an attendance souvenir, numerous valuable prizes will be awarded to the successful players. Following the games, a raffle will take place, the prize being the Moffitt diamond ring, which is said to be a very handsome one.

St. Ann's Asylum provides homes for orphans, and is maintained by private charity. The sisters in charge of the institution say they need means to carry on their work.

EARNED A REPUTATION.

Starts a New System, Which Is Already a Success.

Twenty-five years ago Mr. Charles Niedringhaus established a furniture business in St. Louis. From the start it was successful. Run on a cash system, with reliable goods and reasonable prices to back it. The public gained confidence in its dealings with "Niedringhaus," and confidence grew stronger each year and an enviable reputation was built and retained.

Last week Mr. Niedringhaus introduced a novel credit system—a system different from the usual time-payment plan. He extends credit to those that want it—but continues to sell goods at his usual prices. No extra 10 per cent, 15 per cent or 25 per cent was tacked on to the selling price—no substitution after articles were bought—but the same legitimate, reliable business methods are continued.

All last week the store at the northwest corner of Tenth and Franklin avenue was filled with people taking advantage of Niedringhaus's liberal proposition. It is sure to be as successful as the past quarter of a century has been at this popular store, which furnishes homes from cellar to attic.

SEEKS AID FOR ARKANSAS.

A. L. Doss of Hardy Makes Visit to Chicago.

Chicago, April 12.—A. L. Doss, a farmer of Hardy, Ark., has come to Chicago to raise funds to purchase food and clothing for the destitute farmers in the drought-stricken counties of Northern Arkansas.

From April 22 to December 12, 1901, not a drop of rain fell in the counties of Sharp, Izard, Baxter, Stone, Fulton and part of other counties adjoining. The vast majority of farmers lost all their crops and are in want.

President Warren of the Board of Trade has promised to call a meeting of the Executive Board at an early date to provide measures of relief.

BURIAL PERMITS.

Peter McGuinness, 70 years, Alexian Brothers' Hospital; pneumonia.

Harris A. Jones, 28 days, 3740 Marine; bronchitis.

Joseph Mueller, 47 years, 2724 Obear; angina pectoris.

Henry Cox, 27 years, 2412 North Fourteenth; bronchitis.

Anna Mittos, 18 years, 2446 South Second; phthisis pulmonalis.

Thomas Keating, 4 months, 1412 North Seventh; laryngeal stridulus.

John Roidoen, 40 years, 221 Florida; heart disease.

Emile Michel, 58 years, Poorhouse; nephritis.

Allison Gilbertson, 41 years, Poorhouse; chronic alcoholism.

Magnus Kuehne, 71 years, 1318 South Broadway; accident.

Charles Collins, 67 years, 4124 Delmar; heart disease.

William J. Fitzgerald, 35 years, 7 North Fifteenth; heart disease.

W. W. Shanson, 69 years, 1110 Pine; senility.

Charles H. Wilson, 35 years, St. Louis Multanophy Hospital; uraemia.

Henry Schultz, 38 years, 1322 Collins; nephritis.

Christina Johnson, 4 years, 1916 Poepping; inflammation of bowels.

Edwin N. Huber, 11 months, 1408 Papin; enterocolitis.

T. B. McEntire's Residence Burned.

REPUBLIC SPECIAL.

Sweet Springs, Mo., April 12.—The residence of T. B. McEntire, one of our oldest and most prominent citizens, was burned to-day at 1 p. m.

SENT FREE TO MEN

A Most Remarkable Remedy That Quickly Restores Lost Vigor To Men.

A Free Trial Package Sent By Mail to All Who Write.

Free trial packages of a most remarkable remedy are being mailed to all who will write the State Medical Institute. They cured so many men who had battled for years against the mental and physical suffering of lost manhood that the Institute has decided to distribute free trial packages to all who write. It is a home treatment and all men who suffer with any form of sexual weakness, resulting from youthful folly, premature loss of strength and memory, weak back, varicocele, or emaciation of parts can now cure themselves at home.

The remedy has a peculiarly grateful effect of warmth and seems to act direct to the desired location, giving strength and development just where it is needed. It cures all the ills and troubles that come from years of misuse of the natural functions and has been an absolute success in all cases. A request to the State Medical Institute, 1049 Elektron building, Fort Wayne, Ind., stating that you desire one of their free trial packages will be complied with promptly. The Institute is desirous of reaching that great class of men who are unable to leave home to be treated and the free sample will enable them to see how easy it is to be cured of sexual weakness when the proper remedies are employed. The Institute makes no restrictions. Any man who writes will be sent a free sample, carefully sealed in a plain package so that its recipient need have no fear of embarrassment or publicity. Readers are requested to write without delay.

REAL ESTATE SPRING OPENING BRINGS A FLUSH MARKET.

More Than a Million Dollars' Worth of Property Changes Hands Within a Week—Thirteen Acres of Unimproved Ground Near the World's Fair Site Bring One Hundred Thousand Dollars—Pabst Brewery of Milwaukee Said to Be Interested in Syndicate of Purchasers—Plans for Big Hotels.

More than a million dollars' worth of real estate changed hands in the course of the last week, thus confirming the prediction made by the Real Estate Exchange that the spring opening in St. Louis would witness a flush market, coincident with the auction sale. Another prediction realized was the complete absence of boom prices.

The largest sale of property adjoining the World's Fair site, that has yet been made was announced yesterday by the Lincoln Trust Company. A fraction over thirteen acres of unimproved ground on the south side of the Fair site was sold to a syndicate for $100,000. It is reported that the principal party interested in the syndicate of purchasers is the Pabst Brewery of Milwaukee, which proposes to invade St. Louis just as they did Chicago in 1893. Hotels and all manner of places of amusement are planned.

This tract is immediately south of the World's Fair site, one block from the line of Forest Park, a high point and beautifully located. It is composed of three distinct properties, one being 8.79 acres, fronting 1,82 feet on Clayton avenue, 475 feet on Tamm avenue and 875 feet on Berthold avenue; one of 2.6 acres, fronting about 65 feet on Tamm avenue by 200 feet on Berthold avenue. The other is a triangular piece of land, containing 1.27 acres, fronting 1,023 feet on Clayton avenue and 958 feet on Wise avenue. The Missouri Pacific and Frisco railroads run along the west line of this property, and the Suburban and Transit companies' electric systems run along the north line.

The property was sold for the account of Mrs. Mary Gittins to a syndicate organized by David P. Leahy, manager of the Lincoln Trust Company's real estate department. Some Philadelphia, Milwaukee and Chicago capital is interested, but the property will be handled by the Lincoln Trust Company. The property was bought in 1885 by Mrs. Gittins for $5,250. Twelve months afterwards the timber was sold for $3,000, which, with this sale of $100,000, will net the heirs a profit of $100,250.

Other deals for property in this location have passed the contract stage, and it is believed that many large sales will be reported during the month. The thirteen acres adjoin the Universal Amusement Company's property.

When asked to what extent the Pabst company was interested in the deal Mr. Leahy declined to either deny or affirm its connection with the enterprise.

"At present," he said, "I may only say that many improvements are in prospect, and it has been decided definitely to erect a large, eight-story hotel on the ground east of Tamm avenue. This ground contains nearly two and a half acres, so it will be seen that the hotel is likely to be a large one. Upon the remaining ten or eleven acres improvements closing away up in the thousands will be made, but it is too early to speculate upon the plans."

Twelfth Street Improvements.

The Mercantile Trust Company yesterday admitted that was the principal in the sale of the southwest corner of Twelfth and Olive streets, the title to which has been in the courts the last several weeks. They submitted the $225,000 bid for the property and it has been accepted. Only a few technicalities have to be disposed of before the titles are transferred.

It is the intention of the purchasers to make handsome improvements upon this, the old Merchants' Hotel site, but whether they will be in the nature of commercial structures or a handsome hotel has not been stated.

This lot fronts 116 feet on Twelfth street by a depth of 100 feet on Olive street to an alley, and is regarded as one of the finest corners in St. Louis. It will be remembered that this same property was sold at special commissioner's sale one year ago for $252,500. The purchaser was not obligated to close his purchase, owing to the fact that certain parties were omitted from the proceedings, leaving certain interests outstanding.

Repeated attempts have been made on the part of various parties at interest, as well as by agents, to sell the property, and the Mercantile Trust Company finally perfected the deal. The bid of $222,500 has been approved by the Circuit Court and the legal processes necessary for the conveyance of an absolute title in fee have been instituted. The negotiations on the part of the purchaser were conducted by the Mercantile's real estate department, assisted by Judge Klein of the legal department, and involved a great deal of work, both of a real estate and legal nature. The fact that the property sold for a larger sum than was realized at the auction of one year ago is attributed to the better condition of the local realty market.

Lionberger Sale Confirmed.

This is the latest of a series of important sales of Twelfth street corners recently made by the Mercantile Trust Company. The report of the sale of the southwest corner of Twelfth and Locust to Isaac H. Lionberger at $238,000 is confirmed. Shortly prior to that sale, the northwest corner of the same streets was sold for the Turner Real Estate Company at $165,000. At the same time, the sale was made of the southeast corner of St. Charles and Twelfth for the T. T. Turner estate at $155,000, and the contiguous lot on the west was sold for the Continental Tobacco Company at $150,000, all of which will be improved.

The entire three-fourths block fronting Twelfth, Thirteenth, Locust and St. Charles, was purchased by the Mutual Realty Company, a syndicate of capitalists, who will soon begin the erection of one of the largest commercial houses in St. Louis.

These improvements, together with the building at Twelfth and Washington avenue, now being completed, assure the magnificent future always predicted for Twelfth street, and gives evidence, in addition to its being the widest street in St. Louis, that it will become one of the handsomest commercial streets in America.

Mr. Lionberger's property at the southeast corner of Twelfth and Locust streets, for which $278,333 was paid to the Thomas F. Hayden estate, is considered an admirable site for a big hotel, but neither Mr. Lionberger nor his agents will say what the nature of the improvements on the large lot will be.

Leased for Hotel Site.

Ezra L. Stedelin, through the Lincoln Trust Company, yesterday closed a sixty-year lease from Nancy L. Johnson for the property at the northeast corner of Olive and Jefferson avenues, upon which a modern hotel, to cost $50,000, will probably be erected. Plans have been drawn, but it is not yet certain when Mr. Stedelin will award contracts for the building, the plans of which may be changed.

On Spruce street, between Broadway and Sixth street, a new five-story building, to contain 30,000 square feet of floor space, has been leased by the Mercantile Trust Company to Paul Brown. The construction of the building will be rushed, but it is not stated to what uses the big structure will be put.

Real Estate Notes.

On Tuesday between the hours of 12 and 3 the annual election of officers of the Real Estate Exchange will be held. Already friends of the various candidates have done some lively electioneering and the campaign will wax warmer the next few days. The race between William A. Giraldin and Charles F. Vogel for president is of most interest, and every one of the hundred members entitled to a vote has been approached in a good-natured way by the "steering committees." The usual refreshments will be served to the members on election day.

Only twelve directors are to be elected and there are nineteen nominations: James P. Blake, Martin S. Brennan, Charles C. Crone, J. Hamilton Farish, Thomas S. Gerhart, J. H. Gundlach, Henry L. Haydel, E. A. Hildebrandt, R. F. Kilgen, C. F. A. Mueller, Gerald B. O'Reilly, Frank S. Parker, Russell A. Richardson, Robert Rutledge, Oreon E. Scott, Albert T. Terry, Joseph P. Whyte, Edward Wyman and Frederick G. Zedbig.

Rent Rates Discussed.

It has been said that rent rates are rising to unreasonable figures, but this statement is emphatically denied by real estate dealers, who at the same time admit that there has been a considerable increase in rentals because of the fast growth of the city recently, and the fact that the supply of houses is almost exhausted. Daily at every real estate office in the city scores of persons are turned away with the statement, "We have nothing vacant."

"I want to deny the charge that the landlords are doing any gouging," said Howard Gambrill yesterday. "Of course nearly everything is rented, and prices have been raised, but as a general proposition rents are cheaper in St. Louis to-day than they were before the hard times of 1893. Of late years rents have been too cheap.

"It came to be saying," Mr. Gambrill continued, "that it was cheaper to rent than it was to own property, and in a measure this was true. Property owners certainly did not receive adequate returns upon their investments. And it must be remembered, too, that mechanics who put up the houses now receive more pay than formerly, and therefore the investments are greater.

"The increase in rents amounts merely to a healthy condition of the realty market, and it should result in more people building their own homes and thereby becoming better citizens in the full sense of the term."

Lincoln Trust Company.

The Lincoln Trust Company reports that several large deals were closed during the past week, one of which was the sale of 13.13 acres, just south of Forest Park, from Mrs. Mary Gittins to a syndicate, in which some Chicago capital is interested, the purchase price being $100,000.

The northeast corner of Olive and Jefferson avenue, having a front of 68 feet on the north line of Olive street by a depth of 109 feet on the east line of Jefferson avenue, was leased for a term of sixty years, from Nancy L. Johnson, wife of Doctor J. B. Johnson, to Ezra L. Stedelin, who leased for a permanent investment.

A number of Olive street leases have been made recently, and Mr. Stedelin considers this one of the best corners on the street on account of the transfer point of the Olive and Jefferson avenue electric lines.

No. 1839 Chamberlain avenue, lot 30x158 feet, two and one-half story, Colonial brick, containing twelve rooms, reception hall, bath, hot and cold water, cabinet mantel and all modern improvements, was sold from the West End Realty and Investment Company to Edward G. Schwartz; consideration, $9,875. Mr. Schwartz bought for a home. The West End Realty and Investment Company was represented by the Nicholls-Ritter Realty and Financial Company in the transaction.

No. 4422 Maryland avenue, lot 25x140 feet, two and one-half story brick, containing nine rooms, reception hall, bath and all modern improvements, from Mrs. Alice K. Humphreys to a client. The Nicholls-Ritter Realty and Financial Company also represented the seller in this transaction.

No. 4426 North Market street, lot 25x130 feet, four-room brick, with bath, hot and cold water and all improvements, from Jacob Volk and Anna Volk, his wife, to John Forster and Barbara Forster; consideration $1,800.

No. 6309 Ridge avenue, lot 25x185 feet, six-room frame, from Alberetine J. Loring to Lillian C. Henderson; consideration $1,600.

No. 2567 Marcus avenue, lot 33x130 feet, with two and one-half-story brick, containing eight rooms, reception hall, bath, furnace, cabinet mantels and all modern improvements, from George Stehler to Mrs. Jeannette Daugherty, who bought for a home.

Lot 50x150 feet on the north side of Tuxedo boulevard, near the Missouri Pacific station, from Ben. Jarvis, trustee, to Edna Callen; consideration $350.

Lot 50x140 feet, on the west side of Academy avenue, between Wells and Ridge avenues; from James Sitton to Exchange Realty and Building Company, who will improve with modern flats containing four rooms and bath on first floor and five rooms and bath on second. These flats will have all modern improvements, separate furnaces, cabinet mantels, and will cost about $6,000.

Several negotiations for large leases and acre tracts are pending, and it is believed that some of these will be closed within the next ten or twelve days.

The business in the rent department has been larger than ever before known, and good houses and new, modern flats are always in demand and bring a good rental. The inquiry for suburban property has been great, and a number of sales have been made in Maple Lawn and Webster, and several elegant homes are being erected.

This company is preparing plats and printed matter for a large sale of 5,000 feet in Webster. This is one of the prettiest suburban locations about St. Louis; is convenient to steam and electric cars, and will be sold on easy terms.

The Westmoreland place and King's Highway Heights sales will also be held some time in May.

AGENTS' REPORTS.

Mercantile Trust Company.

The Mercantile Trust Company reports that the condition of the real estate market is gradually improving as the spring season advances. There is more evident disposition on the part of men of means to buy, and the most gratifying feature of the situation is that the demand is shared in by people of small means as well as large investors. They state that the answers to their advertising are becoming so numerous as to be undoubted evidence that the activity they have enjoyed for the past several weeks is to be regarded as permanent, and fairly indicates the improved condition of the real estate market.

The Mercantile Trust Company, in addition to the $225,000 sale confirms the announcement previously made, that they had sold the corner of Twelfth and Locust streets, to Isaac H. Lionberger, who purchased as an investment, believing that St. Louis real estate at the present time offers opportunities for profitable investment. The property was sold for the account of the Belmont Improvement and Property Company, of which Thomas F. Hayden is president, for $238,333, or at the rate of $1,600 a front foot on Twelfth street. The lot is located at the southwest corner of Twelfth and Locust streets and fronts 149 feet on Twelfth street, by a depth of 100 feet on Locust street to an alley, and is now covered with small one-story brick houses.

This lot is immediately south of the three-fourths block, fronting Twelfth, Thirteenth and St. Charles streets, sold by the Mercantile Trust Company to a syndicate known as the Mutual Realty Company, on which a modern seven-story building is to be erected.

Mr. Lionberger has not yet decided as to whether or not he will improve the property at once, but he will probably do so in the near future for an acceptable tenant.

No. 3642 Lindell boulevard, a large fifteen-room residence, erected on lot 65x213. This property adjoins on the west the property of the St. Louis University, and is known locally as the Doctor Love residence. It was sold for the account of Charles R. Pratt of New York City for $13,600, the purchaser being the St. Louis University, who bought to hold the property with a view of possibly using it in connection with their institution some time in the future. The house now brings in a rental of $100 a month.

No. 2902 Pine street and Nos. 115 and 119 North Ewing avenue, two-story brick houses, erected on lot 50x121 feet, located at the southwest corner of Ewing avenue and Pine street. The property was sold for the account of Miss Hester B. Laughlin to a client of William E. Hall. The property is well rented, and was bought by the purchaser as an investment. He will make improvements on the property to the extent of several thousand dollars.

They also report the sale of the old Ewing homestead at the northwest corner of California avenue and Miami street, the lot fronting 285 feet on California avenue, by a depth of 270 feet on Miami, to the proposed Oregon avenue. This was a magnificent mansion in its day, but is now of little value, and was not considered in this transaction. The property was sold for $12,000, to Anton W. Reed, a client of Charles F. Vogel. It is understood that the purchaser bought with a view of grading the property and dividing into lots.

This company also reports the sale of a large tract of railroad property in West St. Louis, the particulars of which are withheld.

Also lot 50x228 feet on the south side of Ridge avenue, between Union and Arlington avenues, from Balsen Realty and Building Company to A. A. Fischer for $1,025. The purchaser will erect two modern houses on this lot to meet the demand for medium priced houses in that district.

This company also reports that it has closed a lease on a five-story commercial building, to be erected by Paul Brown on the north side of Spruce street, between Broadway and Sixth street. The building will contain about 30,000 square feet, occupying lot 70x165, with alley on both sides. The building will be a thoroughly modern manufacturing building, and the lease was for a term of ten years to local parties, who will incorporate a new manufacturing company within the next thirty days. Work has been commenced on the building and it is expected it will be completed by August 1, plans having been submitted to the prospective tenants and approved by them.

The Mercantile Trust Company also reports having made a loan of $112,500 on a prominent downtown corner at 4 per cent, papers for which were filed last week.

Also reports that in conjunction with another leading agency they sold a large residence in the West End, the particulars of which are withheld until next week, at the request of the purchaser.

Also leased for a term of six and one-half years the modern four-story factory building Nos. 1520-22-24-26 North Thirteenth street to the Universal Accounting Machine Co. The building was leased for the account of the Brown Shoe Company after it had been in the hands of the Mercantile Trust Company for one week. The Accounting Machine Company will shortly take possession and conduct their business from this new location.

Also No. 6111 Gambleton avenue, a four-room brick cottage erected on lot 30x150 feet, being just west of the city limits; sold for a client to Joseph P. Whyte for $1,800, to Mary Quinn, who purchased for an investment.

Also the sale of ninety-seven and one-half acres in "Allen's Valley Park Addition," in St. Louis County, at the price of $12 an acre or a total of $1,121. The property was sold for the account of Mrs. Louis Lombard of Lugano, Switzerland, one of the Allen heirs, to John H. Regal, who purchased for an investment.

Also No. 3313 Lawton avenue, two-story eight-room brick house erected on lot 25x138 feet, sold for the account of Mrs. Alby Klyman for $2,750, the purchaser being J. M. Gibson, who purchased as an investment. This property was listed with the Mercantile Trust Company by Attorney Albert Arnstein for a quick sale, and was sold within four days after being listed.

This company also reports a continuation of the activity in its rentals and leases, and has enjoyed a good business in the various lines of its real estate department.

H. E. Roach & Son, Architects, St. Louis.

WESTERN MANUFACTURERS' BUILDING COMPANY BUILDING, LOCATED AT FOURTEENTH AND LOCUST STREETS (LUCAS PLACE).

Charles F. Vogel.

No. 4206 Cleveland avenue, between Klemm street and Tower Grove avenue, modern two-story brick dwelling, arranged as two flats of five rooms and bathroom on the first floor and seven rooms and bathroom on the second floor and third floor. Separate furnaces and all conveniences; lot 30x124 feet, for $5,500; from Henry Sussdorf to S. E. Newhouse, who purchased for investment.

No. 4229 Russell avenue, between Klemm street and Tower Grove avenue, two-story slate-roof brick residence containing seven rooms, reception hall, bathroom, marble lavatory, furnace and all conveniences; lot 25x123 feet, for $3,975; from William Richardson to Lawrence A. Culver, who purchased for a home.

Also, a three-room frame cottage and lot 150x33 feet, situated on the southwest corner of Vine and south streets in Benton place, St. Louis County, for $2,000, from John W. Kayser to Mrs. Rose Mer, who purchased for a home.

Lot 50x125 feet on the south side of Thologan avenue, between McCausland and Wabash avenues, for $450, from Franklin Bank to Ferdinand G. Havens, who will improve with a six-room residence with all conveniences.

Charles F. Vogel also reports that earnest money has ben paid on the purchase of the Ewing place, on northwest corner of California avenue and Miami street, fronting 285 feet on the west side of California avenue and running back 270 feet to the east line of proposed Oregon avenue.

Schollmeyer-Gaus.

Vacant lot, east side of King's highway, 300 feet south of Easton avenue, 150 feet front by a depth of 130 feet, for $7,500; from Balson Realty and Building Company to John Moore. Mr. Moore intends to improve this lot at once.

Vacant lot on the south side of Ridge avenue, 155 feet west of Union avenue, 50 feet front by a depth of 200 feet; from Balson to A. A. Fisher for $1,500. It is Mr. Fisher's intention to improve this lot with two dwellings.

Flat No. 757 Euclid avenue, containing five and six rooms and all modern improvements, from F. W. Kluesmeyer to Fredrick Abel for $7,500. Bought for investment.

Southeast corner of St. Vincent and Theresa avenues, eight-room house, lot 48x125 feet; from Frederick Abel to N. A. Smith for $4,600.

Nos. 5619 and 5621 Maple avenue, four modern flats of five and six rooms, sold to George T. Burdeau; from Mathews Real Estate Company, rented for $1,200 a year, consideration $11,500.

No. 1439 Stewart place, a flat of four and five rooms, rented for $35 a month, sold to F. W. J. Bueto; from Henry Dilschneider, who was represented by Ben E. W. Ruler.

Vacant lot on the northeast corner of Garfield and Hodiamont avenue, 50x125 feet; from F. W. J. Bueto to Henry Dilschneider for $1,250.

Moffett & Franciscus.

Moffett & Franciscus report the following sales in Lindell Park subdivision for Wilbur F. Royle, trustee of Jemima Lindell, deceased:

Sold to Wm. H. Lerol, Jr., fifty feet on the south side of University street, between Glasgow and Garrison avenue, for $1,750.

Sold to Frank H. Gieselman, fifty feet adjoining Lerol, for $1,750. Also sold to F. F. W. Krenning fifty feet on the north side of University street, between Glasgow and Garrison avenues, for $1,850. This lot adjoins Mr. Krenning bought last week.

Sold to John H. Piel thirty-seven feet in the south side of Greer avenue, between Glasgow and Garrison avenues, for $1,312. These above parties will erect handsome dwelling houses on the lots at once.

Fisher & Company.

Nos. 4336 and 4338A Finney avenue, two two-story brick buildings arranged in four five-room flats, modern and in perfect order, lot 53x133 feet, through to Fairfax avenue, renting for $33 a month; property of J. E. Brown of McConnelsville, O.; sold to William English for 19,500. Purchased as an investment.

Also an undivided one-half interest in No. 1344 Chouteau avenue, southeast corner of St. Ange avenue, lot 48x130, three-story brick building, store and flats above; property of Mrs. Pauline S. Schnell; sold to Louis Schnell for $7,000, who owns the undivided one-half interest in the property.

No. 4861 Easton avenue, one-story brick building, occupied as a livery stable, lot 50x206 feet, renting for $40 a month; property of Thomas McGrath; sold to Charles Geaghty for $6,000. Purchased as an investment.

Nos. 1920 and 1922 North Ninth street, two-story eight-room brick building; also two-story twelve room brick tenement house in rear; total rent $65 a month; lot 41x131 feet; property of August Teckenbrock; sold to John Macon for $5,300. Purchased as an investment.

No. 2017 Franklin avenue, one-story brick shop in front and a two-story tenement in rear; rent $42; lot 25x155 feet, property of Mrs. Christine Schlra; sold to J. R. Wickham for $4,300; purchased as an investment. Vacant grounds in this block are considered very cheap at $300 per front foot.

No. 3617 Lee avenue, two-story seven-room brick dwelling, with lot 25x128 feet; property of Mrs. Sarah E. Burchard; sold to Mrs. Adelia O'Hearn for $3,300. Mrs. O'Hearn will occupy this property as her future residence.

Also, Morgan street, south side, 132 feet east of Whittier street, vacant lot, 30x155 feet, property of L. M. Rumsey estate; sold to W. H. Welpott for $80 a front foot, or $2,700. Mr. Welpott will improve this property with a two-story ten-room brick dwelling.

No. 4765 Greer avenue, two-story six-room brick dwelling, with lot 25x165, property of E. Parmer; sold to Mrs. L. Linde for $2,350. Purchased for a home.

No. 2808 Bernard street, one-story five-room brick dwelling, with lot 25x125 feet, property of Mrs. Annie M. Dailey of Kansas City, Mo.; sold to L. A. Bowlin for $1,225.

Edward K. Love.

No. 5183 Maple avenue, a handsome ten-room brick house, with lot 25x150 feet, for $6,250 cash; from A. M. and M. E. Jonnson to Richard A. Boyle, agent for a client; bought for an investment.

No. 4324 Delmar avenue, ten-room brick house, with lot 30 feet front by a depth of 160 feet; from A. Wendt to Gertrude Cohn for $7,250 cash. Miss Cohn purchased for a home.

Mr. Love also reports an active demand for money, having closed a number of loans, amounting to about $1,000, on West End property, among which were two building loans on McPherson avenue, east of Sarah street, of $12,500 each, to Warren Bruce, who will commence work at once on two handsome apartment houses. Also a loan on downtown property on Washington avenue of $75,000 at 4½ per cent.

Dyas Real Estate Company.

The Dyas Real Estate Company reports the sale of the eight room, modern, buff brick residence, No. 752 Bayard avenue, lot 25x170 feet; bought by Mrs. Addie Jarrett for a home. The William A. Rutledge Realty Company was the grantor; price $4,000 cash.

Also, sold for E. R. Hoyt to Mrs. Marie Louise Keller, at $125 a foot, 121.2x213 feet of vacant ground adjoining No. 4168 West Pine boulevard, for additional lawn. Mrs. Keller having bought the house with 50 feet of ground about three months ago; also made a twelve-month lease on above property to Homer P. Knapp, manager of Butler Bros.

Tumbach Investment Company.

The Tumbach Investment Company reports the sale of No. 4651 Russell avenue to Mrs. Elizabeth C. Brown, the consideration being $4,250 in cash. The property is an elegant nine-room residence, and will be occupied by Mrs. Brown as a home.

Also, No. 4271 Russell avenue, a nine-room residence, modern in every respect, to Lewis A. Brown for $4,250 in cash. Mr. Brown purchased for investment.

Howard Gambrill & Co.

Howard Gambrill & Co. report an active week and these sales:

No. 5418 Bartmer avenue in Chamberlain Park, a modern brick house of twelve rooms on lot having an average front of 58 feet and 170 feet depth, owned by Richard M. Wray and Henry W. Wray, sold to Otto Starck, who bought for a home, paying $8,250 for the property.

No. 5109 Maple avenue, a modern ten-room house on lot 50x137 feet, property owned by Daniel F. Noonan and bought by a client, who will make extensive improvements and occupy as a home. Price paid was $6,500 cash; purchaser secured a bargain.

No. 3875 Delmar boulevard a ten-room brick and stone house, with brick stable on lot 27x150 feet, sold by Howard Gambrill, trustee, to S. Stewart.

Also a lot on the south side of West Pine boulevard, 227 feet east of Taylor avenue; from E. R. Hoyt to Colonel James G. Butler, at $125 a foot. The property purchased adjoins Colonel Butler's house and gives him an additional lawn to the east of his residence.

Also a lot on the south side of West Pine boulevard, east of the above property, and sold from E. R. Hoyt to Mrs. Marie Louise Keller, the consideration being $125 a foot.

Also lot 100x170 feet, on the west side of King's highway boulevard, 170 feet north of Magnolia avenue, sold from a client to Richard M. Wray, who bought for investment; the price paid was $4,000.

Century Place.

This handsome high block, on the hill at the corner of Page and Belt avenues, and running to Clara avenue, is undergoing a marvelous and beautiful change in appearance. Under the McMath & Co.'s surveying instructions the unsightly fences have been removed, and the force of graders are rapidly leveling the face of the property. The old landmark, or sharp, high promontory, which met the gaze at Belt avenue, and looked like the prow of an ocean liner, no longer shuts out the horizon, and one can look from beautiful Chamberlain Park over to the still more beautiful Principia Park without obstruction. W. P. Nelson is having a strong call for this choice property, both in lots and in bulk, and many lots are being sold.

W. P. Nelson reports the sale of a 50-foot lot on the north side of Washington avenue, between Lake and Union avenues, for $5,000; from E. J. Lintz to B. T. Jones, who will build a home. Also, a $7,500 home, the sale of which cannot be given yet. He says there is much inquiry for lots by builders and investors in both Century place and Oxford place.

Love & Sons.

Sold No. 4914 Washington boulevard, consisting of two flats of eight and seven rooms, respectively; all modern and finished in finest hardwood, on lot 29x145 feet, for $11,500 cash; from J. A. French to Annie Kretzmar. The house rents for $1,290 a year and was bought for an investment. A. L. Shultz aided in the sale.

Nos. 1459 and 1461 Stewart place, consisting of four flats of five rooms each, separate furnace; lot 50x150 feet; rents for $35 a month; sold for $9,500 cash, from John E. Lovve to A. Wade. Bought for investment. Lincoln Trust Company aided in the sale.

Nicholls-Ritter.

The Nicholls-Ritter Realty and Financial Company transactions for the week amount to $99,650. They have experienced a very busy week, especially the latter part of the week, business having been very active and a number of sales closed. Among the sales were:

Southeast corner Newstead and Finney avenues, consisting of the corner store and seventeen flats, being sold for account of R. J. Richmond to William J. Boling for $27,500. This property was purchased by Mr. Boling for investment and rents for $3,144 a year. The property is located on lot 82 feet front by 122 feet deep on the east side of Newstead avenue, and is well improved and always rented. Mr. Boling secured a good investment in the purchase. Mr. Sidney Schiele represented Mr. Boling in the transaction. These flats were put in the hands of Nicholls-Ritter Realty and Financial Company, only a short time since, and they have been very energetically pushed and advertised very thoroughly in the daily papers.

Nicholls-Ritter also sold for account of Alice K. Humphrey the eight-room brick residence, No. 4222 Maryland avenue, lot 125x140 deep, for $7,500, to a client, who, for the present, does not wish his name to be known, but who will occupy the house in the course of a week or ten days for a home. This is the last house on the south side of Maryland avenue offered for sale by the Nicholls-Ritter Company for account of Mrs. Humphrey. It is a light brick front residence, handsomely finished inside, and has every convenience.

They also sold for account of Archibald N. Craig one of the pretty six-room brick houses on Kennerly avenue, No. 3963, lot 25x100 feet, to Laura J. Burch for $2,700. This makes the fifth house Nicholls-Ritter have sold within the past couple of months on Kennerly avenue. Miss Burch purchased for a home and will take possession of the house very soon.

Nicholls-Ritter also sold for account of William H. Cooke the ten-room brick house, No. 3834 Russell avenue, lot 33.4x122 feet, on the south side of Russell avenue east of Vandeventer avenue, for $6,000 to James J. Callen. This house is now rented. Mr. Callen will occupy it as a home after the first of June. This is one of three houses on the south side of Russell avenue which Nicholls-Ritter sold to Mr. Cooke two years ago and has been rented ever since.

They also sold for account of Mrs. Alice K. Humphrey the eight-room brick house, No. 4211 Maryland avenue, one of the six new houses on Maryland avenue west of Whittier street to Joseph R. Barroll for $7,500. Lot 25x150 deep and is the second house west of Whittier. Mr. Barroll will occupy this as his own residence within the course of a few days.

This house is very near the new home that was sold lately to Charles E. Lane on the north side of Maryland avenue, making the second house sold to Mr. Lane in this district.

Nicholls-Ritter also sold to Alice K. Humphrey for account of E. Gaier of Gaier & Stroh Millinery Company the remaining inside lot on the south side of Maryland avenue between Whittier and Boyle, lot having a front of 40 feet on Maryland avenue by 149 feet deep; sold to Mrs. Humphrey for $3,400. This lot was purchased some time ago by Mr. Gaier for $75 a front foot and it was his intention to put up some buildings, but Mrs. Humphrey, having improved the entire south side of the street with the exception of the corner, and having made Mr. Gaier an offer for the lot, he concluded to accept it. Mrs. Humphrey will build one house on the lot, with a handsome porch on the front, running around to the side, which will make a very pretty improvement on the street.

Nicholls-Ritter also sold to E. G. Richmond lot 73 feet front by 122 feet deep on the south side of Russell avenue, between Lawrence and Thurman, for $2,750 and a little less than 40 feet front for account of W. J. Boling. Mr. Richmond will hold this lot for speculation. Nicholls-Ritter also closed the sale on Westminster place, being a fine piece of property, the particulars of which they are not yet at liberty to divulge. They also have had an active demand for money, having made one loan during the past week for $40,000 and a number of other loans.

Hannauer Real Estate Co.

These sales are reported by the Hannauer Real Estate Company:

Northeast corner of Chippewa and Compton avenue, a three-story brick business house, with lot 50x125; sold from John Schmith to William and Augusta Widhagen. Price $7,000.

No. 2207 South Jefferson avenue, a two-story eight-room residence, with lot 30x120, for $3,100; from Bernard Klaus to John J. Meiser.

No. 3244 Michigan avenue, a four-room brick cottage, with reception hall and bath, lot 25x139; from Henry Moeder to Paul Frechs for $2,100.

Henry Hiemenz, Jr.

Henry Hiemenz, Jr., sold six lots on Kosciusko street, 150x150 feet, between Barton and Victor streets, and extending through to First street, on the line of the St. Louis and Iron Mountain Railroad tracks. The property was owned by the heirs of the estate of John Boepple, and was sold for $15,000 to the American Manufacturing Company, which will immediately erect a warehouse for its own use, to cover the entire property. C. A. Robinson represented the purchaser.

No. 2005 South Third street, two-story brick of three rooms, lot 25x112; owned by A. Hautz; was sold for $300 to B. R. Terbeck.

Lot on Cleveland avenue, south side, east of Lawrence, in Tyler place, lot 50x123 feet; owned by the Freund Bros. Real Estate Company; sold for $1,450 to Mrs. Fred W. Folk. Wooley & Fish represented the purchaser.

Joseph S. Rothwell.

Joseph S. Rothwell, formerly with the Haydel Realty Company, and also with the Lyons Realty Company, has opened a business for himself, having an office with the Schuchman Realty Company at No. 724 Chestnut street. Mr. Rothwell has been identified with the real estate market since 1877, and is regarded as one of the best-posted men on "the street." He will make loans and carry on a general realty business.

Webster Park.

Those who are fond of landscape gardening will do well to visit Webster Park. The avenues sweep around in graceful curves, and at the intersections are private parks. Recently St. Louis business and professional men have built houses here and are beautifying the grounds. Some of the newcomers are Colonel Spencer, A. M. Fellows, E. D. Garrett and A. R. Deacon. Those who first built in the park set the example of a high-grade of landscape gardening, and this has attracted others of like tastes, so that Webster Park will be to St. Louis what Brookline is to Boston. Several very artistic houses are planned for the park this season, but the names of the owners are not yet known.

Changes Quarters.

Hugh H. Stewart, an enterprising young real estate man, who recently opened an office and embarked in business in the De Menil building, has met with such success in the rapid growth of his business that he has been compelled to secure more commodious quarters, and has leased the large store, No. 1002 Chestnut street, which will be handsomely fitted up and ready for occupancy April 15.

Real Estate Transfers.

BESSIE—6 ft., n. s., bet. Newstead and Taylor; Geo. Cora to Susie Schl—w. d.	$ 1,000
BARTMER—30 ft. s. s. bet. Bell and Clara; Walter Colcord to James Cuning—w. d.	5,000
COMPTON—28 ft., 6 in., e. s., bet. Charlton and Osceola; Wm. Koberman to Louis Meier—w. d.	2,960
COLEMAN—35 ft., e. s., bet.