INCREASED DEMAND FOR LOCAL REALTY.

Fewer Vacant Houses Than at Any Time Within the Last Ten Years.

VALUES ARE UNAFFECTED.

Mercantile Trust Company Reports Several Big Sales and Important Leases—Agents Confident of Advances.

Fewer vacant houses are to be found in St. Louis now than at any time within the last ten years.

The Mercantile Trust Company, whose rent list is one of the largest in America, reports that never in the history of any city have all sorts of factory buildings, business houses and dwellings been in such great demand as exists in St. Louis.

This is regarded as proof of the city's growth and stability. No idle capital nor unprofitable investments in realty can be found, and the condition of realty is taken to indicate the general financial condition. Values have maintained an even tenor. They are not inflated nor unreasonably low.

Despite baseless rumors to discredit St. Louis on the stock market, transactions in realty the last week have indicated perfect confidence in the steady growth of the city. The machinations of speculators failed to affect the values and advancement of real property.

Among members of the Real Estate Exchange it is generally conceded that the recent flurry in which St. Louis clearly showed its solidity will redound to the benefit of local interests.

It has been proven that investments here are safe, that capital placed in real estate is especially secure, because the values are at rock bottom, cannot decrease and are bound to advance. At a time when many unfounded rumors were afloat the real estate agents deposited hundreds of thousands of dollars in the trust companies.

WORLD'S FAIR HOTEL.

The F. H. & C. B. Gerhart Real Estate Company consummated yesterday an important lease in the World's Fair district, within 300 feet of the main entrance of the Fair site, at the northeast corner of De Giverville and De Balliviere avenues, fronting 190 feet on De Giverville by 180 feet in depth on DeBalliviere, to the Home Brewing Company, for a term of five years, commencing November 1, at a splendid annual rental.

This property is immediately across the street from the "Pike," the Wabash Railroad Station and the Rock Island Railroad Station, and also opposite the "loops" of the St. Louis Transit Company's main Olive street and Washington avenue lines. The lot will be improved immediately with a handsome combination hotel and pavilion structure, to be known as the "Forsythe Hotel," which will contain about 300 rooms and is to cost about $60,000.

The property will be under the charge of John P. Woody, who has for the last year been operating a temporary cafe on the lot leased. The pavilion will be of the full dimensions of the lot, arranged into stores and restaurant, and will be embellished with hundreds of electric lights and conducted on the plan of a first-class World's Fair hotel.

This company also closed this week in this district several other deals, which are not ready for publication, for the remaining ground under its control on De Giverville, De Balliviere and Waterman avenues.

This company also reports having closed deals in West End homes during the last week, particulars of which will be published when deeds are passed.

AGENTS' REPORTS.

Mercantile Trust Company.

The Mercantile Trust Company reports having closed a satisfactory number of real estate deals during the week, and that the business of their real estate department has continued without interruption during the past week and that numerous transactions are pending, which keeps their large force of salesmen very busy at the present time.

The transactions of this company, which they are at liberty to report, are as follows:

The two-story brick apartment house, Nos. 5126 to 5128 Kensington avenue, consisting of four six-room apartments, occupying lot 50x170 feet. This property was sold to Charles H. Wilson, proprietor of the Monarch Laundry, for $14,900, for the account of Charles D. Bolin. It will be remembered that the Mercantile Trust Company sold this same property to Mr. Bolin two weeks ago, and he resold same, making a neat profit. The premises rent for $1,908 a year and were bought by Mr. Wilson as an investment.

No. 5085 Fairmount avenue, a modern two-story nine-room brick residence, with all conveniences, occupying lot 28x156, sold for the account of Charles H. Green, Jr., for $6,500, purchaser being Albert Kern, who bought for a home and will take possession on November 15.

The Mercantile Trust Company also reports having sold a handsome residence on Lindell boulevard, the particulars of which, by request, are withheld until next week, when deed will be passed.

No. 3320 Greer avenue, a modern two-story nine-room brick residence, with all conveniences, occupying lot 45x137 feet, sold for the account of W. E. Arensmeyer, for $5,500. The property was purchased by W. F. Center, who bought for a home. This property was sold to Mr. Arensmeyer several months ago, but as his business made it necessary for him to leave St. Louis, he listed it with the Mercantile Trust Company, and a buyer was secured for him within five days.

No. 4769 Leduc street, a one-story four-room brick house, occupying lot 26x230 feet, sold for the account of J. Powers for $2,300, the purchaser being Mary Martin, who bought for an investment.

Also a modern two-story brick building, Nos. 1519-1521 Arlington avenue, being arranged into four modern flats of five rooms each, with bath, located just north of Easton avenue. This property was sold for the account of William L. Balson. The property rents for $1,056 a year and was purchased by Judge M. Gilson as an investment.

The Mercantile Trust Company also reports the sale of a handsome West End residence, occupying a prominent corner on Morgan street, particulars of which are withheld by request until deed is filed.

Also lot on Bartmer avenue, in Chamberlain Park, fronting fifty feet on Bartmer by a depth southwardly of 157 feet, located a short distance west of Belt avenue; sold for the account of James E. Smith of the Simmons Hardware Company for $3,000, the purchaser being Mrs. Julia B. Hellmuth. The purchaser has commenced the erection of a large twelve-room residence on the lot from plans drawn by her son, George W. Hellmuth. When completed she will occupy as her home.

No. 5948 Theodosia avenue, a two-story seven-room house, occupying lot 33x120 feet, sold for the account of Charles Stickel for $3,100, purchaser being Harry L. Haydel.

The Mercantile Trust Company also reports that the sale which they had announced last week as under contract, being the southwest corner of Sixth and Carr streets, sold to F. G. Haeussen for the account of John D. Davis and Gist Blair for $23,500, had been closed and that Mr. Haeussen would make numerous improvements in the property and retain as a permanent investment.

Also lot on the south side of Garfield avenue, between Hamilton and De Hodiamont avenues, in Mount Auburn, fronting 50 feet on Garfield avenue, by a depth of 120 feet, sold for the account of the Henderson Realty Company, for $700, purchaser being Grace V. Anderson, who bought with the intention of erecting a modern dwelling on the lot.

Also lot on the north side of St. Louis avenue, between Prairie and Vandeventer avenues, 30x150 feet, sold for the account of J. Martin, purchaser being M. Powers, who contemplates erecting a house on the lot.

The Mercantile Trust Company also reports having made choice real estate loans, one covering a prominent downtown Locust street corner, papers for which have been filed of record and the loan already sold to one of its clients, who desired such an investment.

Also to have made several smaller loans at current market rates of interest.

An officer of the Mercantile Trust Company stated Saturday that though they had and unusually large rent roll the number of vacancies on hand at the present time were fewer and that their list of property for rent was smaller than at any time in the last ten years, notwithstanding the fact that they have recently gained a number of large accounts.

Albert T. Terry & Co.

Albert T. Terry & Co. report an unusually active week in inquiry for all classes of homes, some investment property, and a good many demands for real estate securities, and closed the following deals:

A lot on the south side of Waterman avenue, 7x175, between Union and Belt avenues, for $5,600 cash, from Louis and Morris Skrainka to J. Howard Holmes, who intends to build his home there and move in the next year.

Also an eight-room brick residence, No. 4018 Morgan street, 30x150, sold for the Covert Property Company to C. L. Stoner for $4,800. Mr. Stoner intends to make the place his home.

Also on the north side of Clark avenue between Broadway and Sixth street, Nos. 513-15 Clark avenue, lot 30x67, sold for Thomas Cozzens to Lazarus and Adolph Scharff for $6,000. Messrs. Scharff purchasing for investment.

Also a six-room, two-story brick dwelling, No. 3194 Wyoming street, lot 25x125 feet, from Mathilda M. Gerlach to William Moener and John Kleinschmidt for $3,400, the purchasers occupying the premises as their home.

Also the south side of Finney avenue, through to Fairfax avenue, between Newstead and Pendleton avenues, 31x131 feet, from L. and A. Scharff to a client for $1,500.

Southampton.

The beautiful fall weather of the last week has had a tendency to bring the people out, a result of which is a continued activity in Southampton sales.

Many expressions of surprise and gratification are heard from persons who, having previously seen this property, find that where stood an immense tract of unimproved land is a growing, thriving city subdivision, up to date in every particular.

They find the old street-car system of last year, with its long waits and many inconveniences, replaced by a new, up-to-date through system, with cars every eleven minutes, running from Southampton to the business center of St. Louis in thirty-eight minutes. Where mud abounded granitoid walks, curb and gutter, of the very best material, run the full length and breadth of the subdivision. The Telford roadways are made, the city water is in, the gas mains laid and the sewer system long ago completed. Houses have appeared along the street, and, taken all together, Southampton presents today a wonderfully improved appearance from what it was a year ago.

The work of improvement is being pushed to completion as rapidly as possible, and should the fine weather of the last week hold out a little longer, this beautiful addition will no doubt be completely closed out this fall.

The building bonus, insurance feature and the numerous other special inducements to be found in connection with no other property in this city are still in vogue and attract a large number of interested inquirers and purchasers.

The Southampton Improvement Association is doing some good work on Devonshire avenue, and if the improvement there is a criterion of what may be expected throughout the rest of the subdivision, this organization will have accomplished a new and distinctively unique and complete work, the like of which has never been undertaken heretofore in connection with any subdivision in St. Louis.

John McMenamy Investment and R. E. Co.

John McMenamy Investment and Real Estate Company reports that there is a continued and increasing inquiry for investments and especially for home sites, and the firm reports having sold the following property during the last week:

No. 4130 Cook avenue, house containing seven rooms, with a lot frontage of 25 feet, sold for a home to J. T. Mustain for account of John T. Hodgins, for $2,500.

No. 4426 Garfield avenue, being a four-room brick house, purchased as a home, from H. Howard by G. Baberberger, price $2,500.

Nos. 3149 and 3151 Sheridan avenue, two six-room brick houses, sold for the account of Mattie L. Thoroughman to John T. Hodgins, as an investment.

Also the two-story brick store building located at numbers 3737-41 Easton avenue, being at the junction of Cass and Easton avenues; sold for $5,000, from E. Kunz to J. Finley.

Charles F. Vogel.

Charles F. Vogel reports the following sales:

No. 932 Catalpa street, between West Cabanne place and Maple avenue, a two-story brick residence, containing six rooms, bathroom, two finished attic rooms, furnace, cemented laundry and cellar, lot 42x120 feet, for $4,000; from George D. Knight to Boehmer Realty Company, who purchased for investment. Mr. Brojaski of the Henry Hiemenz Realty Company represented the purchaser.

No. 4122 Red Bud avenue, between Kossuth and Lee avenues, a one and one-half story frame cottage containing five rooms, bathroom, laundry and cellar, lot 25x125 feet, for $1,800; from Anthony Young to William Thorwarth, who purchased for a home.

No. 4346 Prairie avenue, between Carter and Florissant avenues, a one-and-one-half-story frame cottage containing four rooms and cellar, lot 25x100 feet, for $1,250, from Edward H. Fisher to James H. and Annie McCord, who purchased for a home.

Lot 50x100 feet on the east side of Nebraska avenue, between Miami and Potomac streets, for $1,250, from International Real Estate and Improvement Company to John F. Stuckenberg, who purchased to improve.

Lot 50x120 feet on the west side of Linton avenue, between Penrose street and Carter avenue, for $775, from Edward Bowen to Pius Huber and wife, who purchased to improve at once with a double two-story brick dwelling.

George J. Wanstrath.

George J. Wanstrath reports a better demand for St. Louis real estate than ever before. He has on hand a list of cash buyers wanting to buy some good investment in real estate. His weekly report is as follows:

Sold four pieces of property and made loans to the amount of $21,500.

Sold for the account of John Nyhof and wife the northeast corner of Fourteenth and Mallinckrodt streets, lot having a front of 100 feet on Fourteenth street by a depth on Mallinckrodt of 140 feet, all improved with two story and mansard brick buildings, saloon and grocery on the corner under lease to a brewery for nine more years; flats above, also Nos. 3606 and 8 North Fourteenth streets, another two story and mansard brick building, store on first floor for a long time been occupied as a dry goods store, and flats in second floor and renting for $1,750 a year, sold to Johan and Frank Wild for $14,000 cash. Bought for an investment.

Also sold for the account of the Northwestern Savings Bank, No. 1451 Benton street, a well-built two-story brick house, for one or two families, seven rooms, lot 25x125; also a stable; renting for $240 a year; sold to Louis Schneider for $1,750 cash; bought for an investment.

Also sold for the account of George A. Emmett and wife, No. 4125 East Warne avenue, lot 25x130, a nice one-story and attic frame house, three large rooms, granitoid basement and walks, street made; sold to William Warner and wife for $1,250 cash; bought for a home.

Also sold for the account of Mrs. A. S. Morrison, a 40-foot lot on Tennessee avenue, just north of Sidney street; to William F. Bolte, a South Broadway merchant, for $1,200 cash. He intends to improve same with a nice flat for two families. Mrs. A. S. Morrison was represented by Cornet & Zelbig.

George J. Wanstrath has a list of first deeds of trust for sale, secured by good city real estate.

A. H. Frederick.

A. H. Frederick reports the following sales:

No. 5169 Fairmount avenue, one of the new residences built by A. A. Fischer, a nine-room gray stock brick house, built in Colonial style, the spacious hall separating the four rooms on the first floor, second room consisting of four rooms, with bathroom, tiled floor and art windows, beautiful cabinet mantels, etc. The high roof of the house is furnished in red Spanish tiling, giving it a very attractive appearance. Lot 35x155 feet. This house was bought for a home by S. Williamson. Consideration, $6,900.

No. 6001 Suburban avenue, situated on the northwest corner of Suburban and Ailanthus avenues, consisting of eleven rooms; five rooms and bath on first floor, six rooms and bath on second floor; built by the Fair Building Company and sold to Mrs. Margaret L. Palmer, who bought for an investment. Consideration, $5,150.

No. 5976 Garfield avenue, a single flat building of nine rooms and bath, arranged for two families, with all modern conveniences, lot 25x125, owned by Walter Keithley and bought by Augustus F. Fleming, who intends to make it his home. Consideration, $3,650.

No. 1312 Blackstone avenue, a handsome two-story brick dwelling, arranged for two families, of four and five rooms, bath, hot and cold water and thoroughly modern; bought by S. R. Burgess, secretary of the John L. Boland Book Company, for an investment; from James A. Winkelman for $4,900.

James M. Franciscus & Co.

James M. Franciscus & Co. report having closed the following sales:

To Reinhold H. Miller on account of the Catherin Investment Company, a fine piece of business property, located at No. 2805 Shenandoah avenue, being a store on the first floor, with two rooms in rear and modern six-room flat on second floor, with lot 25x125 feet, for $5,050. Mr. Miller purchases this property as an investment.

Also bought for a client from the Mississippi Valley Trust Company, property owned by Mrs. Louis Brunner and located on the southwest corner of Tenth street and Park avenue, being four two-story houses on Park avenue, with stores on first floor, and large double three-story house on Tenth street, with lot 67x113 feet. This property rents for $1,400 a year and was purchased for $8,500 as an investment.

Also report having closed a loan during the week aggregating $12,800, and report a good demand for small residences and investment property.

Real Estate Exchange Notes.

—Transfers for the month, up to and including the 30th, numbered 874 and aggregated $3,214,434.

—There were 740 deeds of trust filed for record during the same period, amounting to $2,904,665.

—John A. Watkins & Company, formerly of No. 906 Chestnut street, have removed to No. 924 Chestnut street, where they are prepared to take care of an increased business.

—George F. Bergfeld, president of the George F. Bergfeld Realty Company, departed for New Orleans for a ten days' vacation.

George F. Bergfeld Company.

The George F. Bergfeld Realty Company reports the sale of No. 5153 Vernon avenue, a modern ten-room stone-front residence, with elegant parlor finished in bird's-eye maple, and reception hall and dining-room finished in oak, hardwood floors on first floor, handsome cabinet mantels, with gas grates, in each room; modern bathroom finished in white, with tile floor; large front porch, with tile floor, hot and cold water and hot-water heating. This house was sold from the Gladstone Investment Company to Milton F. Williams, a well-known North End business man, who purchased for a home; price, $10,000.

Aiple & Hemmelmann.

Aiple & Hemmelmann Real Estate Company reports the following sales for the last week:

Nos. 2416 and 2418 DeKalb street, a double two-story and attic dwelling of four three-room flats and a two-story and attic dwelling of store and four rooms above, renting for $1,070 a year, lot 45x145, sold for $8,900, from D. C. Muff to Regal Realty and Investment Company, who bought for an investment.

No. 2647 Nebraska avenue, a two-story and mansard dwelling of two flats of four and six rooms, with all modern conveniences, renting for $424 a year, lot 25x125, from E. Maloney to Frank Enger, who bought for an investment, for $3,800.

Lot 75x130, east side of Tower Grove avenue, 140 feet north of Chouteau avenue, to Charles Rausendorf, who will improve.

No. 1419 Lucretia avenue, a two-story dwelling of two four-room flats each, with hall, bath, closet, etc., lot 25x150. Sold for $2,900, and bought for an investment.

No. 3444 Halliday avenue, a gray brick-front Queen Anne residence of nine rooms, of exquisite finish in oak, cherry, bird's-eye maple, birch and sycamore, including the most modern conveniences and very useful novelties not found in other houses and an instantaneous hot-water heater, lot 33 feet 10 inches by 120 feet, to A. A. Flanders, who bought for a home. This is the last of the seven houses built and sold by Aiple & Hammelmann on Halliday avenue, east of Arkansas avenue.

J. I. Epstein.

J. I. Epstein reports the following sales for the last week:

Property fronting 240 feet on the west line of Tenth street, between Montgomery street and St. Louis avenue, for J. Levy to a client. This property consists of a store and thirteen houses, renting for $1,824 a year, being Nos. 2701 to 2709 North Tenth street.

Also reports the sale of Martin Collins' property, No. 2218 Olive street, to a client. This property in a one-story building used for business purposes, the price paid was approximately $10,000.

No. 749 South Second street. This building consists of a store and rooms above and was sold for $1,775. The purchaser intends to improve.

Holbrook-Blackwelder.

The Holbrook-Blackwelder Real Estate Trust Company closed a lease for three years at $4,200 per annum on the store building at No. 912 Olive street, vacated recently by the Shattinger Piano Company, to the Mark & Wagner Co., of Buffalo, dealers in phonographs and supplies.

Extensive alterations will be made to the building, including an entire new front and electric wiring for operation of various phonographic and picture machines.

John Dockery & Son.

John Dockery & Son report the sale of a substantial business and investment property on the northeast corner of Sixteenth and Carr streets, being 25 feet, 10 inches on Carr street, by 155 feet on Sixteenth street, improved with a 3-story store and flat building on the corner and a double flat on Sixteenth street. This property yields an income of $1,626 a year, and was sold for James D. Howe, the cigar dealer, to Julius H. P. Gemmer, for $12,000 cash.

Mr. Gemmer secured a splendid revenue producing corner. Charles F. Vogel & Co. assisted in the sale.

William S. Drozda.

William S. Drozda, No. 4000 Chouteau avenue, reports the following sales:

Three two-story frame houses, arranged for four families, with lot 90 feet front on Brannon avenue, west side, between Magnolia avenue and Old Manchester road, from A. B. Finch and wife to Ada H. Mackinnon, for $7,500, purchased for an investment.

Smiley avenue, northeast corner of Jamieson, lot 112x200, from A. H. Mackinnon to A. B. Finch and wife, for $1,500.

No. 4216 Folsom avenue, lot 31x128, improved with a two-story brick residence of seven rooms, bath, etch., from Drozda Real Estate Company to J. O. Thiel, for $3,000; purchased for a home.

Pattison avenue, south side, between Cooper and Edwards streets, lot 25x170, from M. A. Muth Realty Company to the Pattison Avenue Baptist Church.

Lot 30x170, on the south side of Shaw avenue, about 190 feet west of King's highway, from E. R. Wolf to E. Johnson, for $450.

Nicholls-Ritter.

Nicholls-Ritter Realty and Financial Company's sales amount to $35,000. The company experienced an active week in business, having closed some sales with others in course of progression. Among their sales are the following:

Sold for the account of J. N. Snowdon, formerly of this city, the ten-room brick house, modern, No. 4009 McPherson avenue, with lot 32x140 feet, to James J. Baumann, for $9,000. This house is one of the two houses built by Mr. Snowdon some months ago, both of which have now been sold by Nicholls-Ritter Realty and Financial Company. The house has ten rooms, hardwood finish on the lower floor and something novel in the way of arrangement on the inside. The location is one of the nicest in the city, and Mr. Baumann, who is coming to the city, will make the place his home as soon as he disposes of his present residence.

Also sold to Joseph L. McClifton for the Kingsland Realty Company, lot 120 feet front on the west line of Maryland avenue, by 175 feet deep, being lots 24 and 25 of Hazel Hill, for $750. Mr. McClinton expects to improve this property, and this piece in connection with the piece north of it, which was bought by the McClinton family, gives them a tract of ground 120 feet front by 350 feet deep in Hazel Hill.

Also sold for the account of Fair Building Company two of the handsome houses on the north side of Chamberlain avenue. One of the houses was sold to Mary A. Parker for $8,500. It is a ten-room brick, No. 5885 Chamberlain avenue, with lot 50x165 feet. Another house for the Fair Building Company was sold to M. H. Waters for $9,000; ten-room stone-front house, No. 5595 Chamberlain avenue, with lot 60x165 feet, occupying the northeast corner of Chamberlain and Clara avenues. Mrs. Parker bought the house with the intention of making it her home, and is now moving in. Mr. Waters bought his house for investment, and Nicholls-Ritter Realty and Financial Company have since the purchased leased it for $900 a year.

Nicholls-Ritter Realty and Financial Company also sold another house in the West End, particulars of which they are not at liberty to report at present.

Leases and Sales.

The Mercantile Trust Company reports that its leasing department had an unusually large number of inquiries for downtown stores and buildings.

The company closed the lease for a term of years on the 5-story and basement building, No. 312 North Broadway, for the account of S. M. Dodd to the Midland Machine Company of Chicago. The building will be remodeled at a considerable cost and will be used for amusement purposes.

Also leased storeroom No. 521 St. Charles street for a term of years for the account of D. C. Nugent to John Bloeser, who will open a high-class restaurant and buffet.

Also closed the lease on storeroom No. 204 North Twelfth street, in the lately remodeled Asbestos building, for the account of W. W. Culver, to the National Express Company, who will use the store as their main St. Louis branch office.

The National Express Company was attracted to this location by reason of the many fine improvements being made in the Twelfth street neighborhood.

The Mercantile Trust Company yesterday sold the northwest corner of Grand and Laclede avenues at auction to Andrew Reed, proprietor of Lightstone Hall.

There was a large attendance at the sale and bidding was spirited. The property fronts 116 feet 2¾ inches on Grand avenue by a depth on Laclede avenue of 150 feet, the total purchase price being $22,645.74.

Considering the location, Mr. Reed is said to have secured one of the best bargains of the year, this being considered a very good World's Fair corner, at the junction of the Grand avenue and Laclede avenue car lines.

The purchaser states that he probably will make improvements later.

The Schuchman Realty Company yesterday was reported to have sold property at Delmar and De Ballviere avenues to a syndicate, which proposes to erect World's Fair hotels. The price is said to have been $75 a foot.

Mississippi Valley Trust Company.

The real estate department of the Mississippi Valley Trust Company reports that the demand for real estate continues and that the last week has been a fairly good one, having closed the following sales:

The two-story stone-front ten-room residence, No. 5665 McPherson avenue, to Mary L. Griffin, the consideration being $8,000; also the two-story stone-front ten-room residence, No. 5670 McPherson avenue, being almost directly opposite No. 5665, to the same party and at the same price. Mrs. Griffin contemplates extensive improvements and additions to these properties and buys for investment.

Also reports the sale of the property Nos. 3715 and 3717 Cottage avenue, from Mrs. Nellie H. Pierce to G. D. Shawk, for $7,500. This property was bought by Mrs. Pierce less than sixty days ago through the Mississippi Valley Trust Company, and she now sells, after having made extensive alterations and improvements, at a handsome profit.

The Mississippi Valley Trust Company also reports the sale of the two-story brick dwelling at the southwest corner of Tenth street and Park avenue, from Mrs. Louisa Brunner to a client of J. M. Franciscus & Co., for $8,500. This property fronts 66 feet 5 inches on the south line of Park avenue by a depth on Tenth street of 116 feet 9 inches, and is improved with stores and living-rooms above. This property was bought for investment.

The Mississippi Valley Trust Company reports that the inquiry for lots in Harney Heights, a subdivision of North St. Louis, controlled by this company, continues, and that during the last week it has sold lot 10 in block 5063 to Benjamin Moses, consideration being $600. This lot fronts 50 feet on the north line of Bernays avenue and has a depth of 127 feet, and it is the intention of the purchaser to immediately improve same.

Also reports that the demand for lots in Overland Park continues, and that during the last week it sold lot 13 in block 21 of this county subdivision, fronting 100 feet on the north line of Marlowe avenue by a depth of 180 feet. This property was sold to James D. Gillis for $250 and it is understood that Mr. Gillis will immediately proceed to build a suburban residence.

The Mississippi Valley Trust Company also reports that there is quite a demand for farm property, and that, although this class of business is somewhat out of its line, it has during the last week sold for a client an eighty-acre farm located at Rolla, Mo., for $3,500.

Also reports the sale of the Holladay-Klotz Lumber Company's farm, containing 1,700 acres, located at Williamsville, Wayne County, Mo., for $16,500.

Fisher & Co.

Fisher & Co.'s sales for the last week are five in number and aggregate $32,000, as follows:

No. 4435 West Pine boulevard, an elegant three-story rough and polished stone front double dwelling of twelve rooms. This is one of the most beautiful and best built residences situated on West Pine boulevard, which is celebrated for its many handsome homes, lot 50x213, with fine brick stable and carriage-house, water heat; property of Mrs. Jessie J. Keyo; sold to Siegmund J. Schuster for $16,500. Mr. Schuster will take possession May 1.

No. 4358 and 4358A Finney avenue, a modern, two-story, eleven-room brick building, in five and six room flats, renting for $46 a month, with lot 28x128; property of Thomas B. Ferguson; sold to W. K. Cordell for $5,100.

Fisher & Co. also sold No. 2905 Dickson street, a two-story and mansard, 8-room stock brick front house, bath, gas, hot and cold water, lot 25x118, property of L. Byrne, sold to H. W. Larberg for $4,500.

No. 4003 Page boulevard, two-story, 7-room brick dwelling, with all modern conveniences, lot 25x160, property of Cummings Sisters, sold to Joseph Pope for $3,500. Mr. Pope will occupy this property as his future residence.

Fisher & Co. also sold No. 3951 Fairfax avenue, two-story, 7-room frame house, with lot 25x81, renting for $27 a month, property of S. J. Fisher and sold to Miss Mary M. McCarthy for $2,000. Purchased as an investment.

George L. Zimmerer.

George L. Zimmerer reports the following sales:

No. 3730 Hartford street, new eight-room Queen Anne dwelling, elegantly furnished, bath, tiled floor and all latest appointments, lot 35x125, sold for an investment to Louis H. Bayer; price, $5,450.

No. 3727 Hartford street, new eight-room slate-roof dwelling, oak stairs, cabinet mantels, furnace and all modern improvements, lot 35x142 sold to Doctor T. G. Kennedy; price, $5,550.

No. 3722 Hartford street, new eight-room and attic dwelling, bath, furnace, granitoid cellar and walks, marble sink and everything up to date, lot 35x125, sold to George W. Scharf; price, $5,450.

No. 3726 Hartford street, new eight-room Queen Anne dwelling, every known convenience, lot 35x125, sold for a home to Gilbert C. Chapman, for $5,450.

Building Permits.

J. B. Hellmuth, 5564 Bartmer, three-story brick residence; $8,000.

M. W. Heimann, 1300 to 1312 South Thirteenth, two-story brick factory; $14,000.

B. Lieuert, 3450 Grace, two-story brick flats; $3,000.

Real Estate Transfers.

CARR—25 ft. 10 in., n. s., n. e. corner Sixteenth, city block 553; James D. Howe to Julius P. H. Gemmer—w. d. $ 12,000

CLARENCE—43 ft. 6 in., w. s., bet. Kossuth and Farlin, city block 3618; Callie B. Field and husband to Emma G. Richmond—w. d. 500

DE KALB—45 ft. e. s., bet. Barton and Victor, city block 746; Dorothea C. Muff to Regal Realty and Insurance Co.—w. d. 6,900

FRANKLIN—25 ft., s. s., bet. Nineteenth and Twentieth, city block 941; Harry A. Rinkel and wife, by trustee, to Geo. W. Rinkel—tr. d. 3,750

GAY—30 ft., s. s., s. w. corner Twelfth, city block 553; Henry F. Bente and wife to Emmerson Realty Co., undivided one-half interest—w. d. 10

GAY—30 ft. s. s., southwest corner Twelfth, city block 553; Mary E. Meloy (formerly Roequer) and husband to Henry F. Bente—qtc. d. 563

GAY—30 ft., s. s., southwest corner Twelfth, city block 553; Ada J., Marion B. and Nellie A. Roequer, by curator, to Henry F. Bente—curator's d. 1,696

HICKORY—25 ft., s. s., being 2910 and 2912 Hickory, city block 1264; Frederick Hertel and wife to Josephine Stroff—w. d. 3,425

HIAWATHA—50 ft., s. s., city block 2742; Thomas G. Watts and wife to Amalia Weindel—w. d. 450

HIAWATHA—25 ft., s. s., city block 2742; Amalia Weindel to Joseph Weindel—w. d. 225

LEE—100 ft., n. s., being 4217 and 4221 Lee, city block 3574; Jesse L. S. Dennett to August H. Hoffmann—w. d. 1,208

LEE—100 ft., n. s., being 4217 and 4221 Lee, city block 3574; Chas. W. P. Dennett, by curator, to August H. Hoffmann—curator's d. 1,458

LEE—100 ft., n. s., being 4217 and 4221 Lee, city block 3547; Christine Dennett, by administrator, to August H. Hoffmann—admr. d. (and 1-9 int.) 333

PAGE—24 ft., n. s., bet. Sarah and Vandeventer, city block 2732; Dee Cummings, et al. to Joseph Pope and wife—w. d. 3,500

PENNSYLVANIA—25 ft., e. s., southeast corner Itaska, city block 2757; August Dvorak and wife to Ferdinand Kercher and wife—w. d. 5,725

RUSSELL—25 ft., s. s., being 4242 Russell, city block 4935; Rosewood Realty Company to Harry L. Mathes—w. d. 4,700

WILMINGTON ROAD—30 ft., s. s., bet. Virginia and Alabama, city block 2910; Wilmington Investment Company to Adolph Gessler and wife—w. d. 240

WILMINGTON ROAD—30 ft., s. s., bet. Virginia and Alabama, city block 2910; Wilmington Investment Company to Henry Gessler and wife—w. d. 240

Ava Mining Company.

REPUBLIC SPECIAL.

Ava, Ill., Oct. 31.—A new coal company was organized at Campbell Hill to-day. The stockholders are: W. W. Lawder, W. J. Lawder, J. E. Will, J. M. Hanna, H. Shaw, the Reverend G. A. Gordon, Aug. Dudenbostel, J. A. Carter and H. Wahlman.

Commons Not Indicted.

REPUBLIC SPECIAL.

Waco, Tex., Oct. 31.—The Grand Jury did not indict Benjamin Commons of New Orleans, vice president of the International Carmen's Association, and the complaint lodged against him in the Justice court was dismissed. There is now nothing in any of the courts against Mr. Commons here.

IRON WORKERS MAY NOT QUIT.

"Local No. 2" Decides to Consider Arbitration Plan.

New York, Oct. 31.—The ordering of the strike of structural iron workers throughout the country against the members of the Iron League was postponed to-day as the result of the action taken by local No. 2 of the Housesmiths and Bridgemen's Union last night in empowering the Executive Committee of the International Association of Bridge and Structural Steel Workers and its own Executive Committee to consider, with power to accept, the arbitration agreement proposed by the employers.

Local No. 2 is the organization of which Sam Parks was "business agent" or walking delegate. He was convicted yesterday for the second time of extortion.

HALF RATES TO ARKANSAS

And Texas Tuesday, November 3, via Cotton Belt Route. Through chair cars, sleepers, cafe cars. See Cotton Belt ticket agent, 909 Olive street.

Livingston County Teachers.

REPUBLIC SPECIAL.

Chillicothe, Mo., Oct. 31.—The Livingston County Teachers' Association adjourned this afternon. Addresses were made today by John H. Kirby, president of the Kirksville State Normal, and Superintendent Coleman of the Fayette schools.

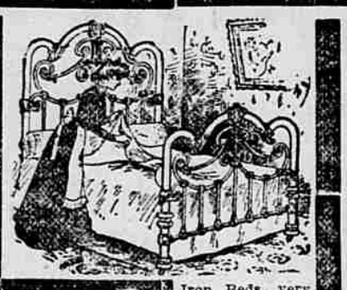
PENINSULAR BASE BURNER, like cut, a perfect stove in every respect.....$21.00

LARGE VARIETY of base burners, as low in price as...$16.00

We show a full line of the celebrated Garland Stoves.

"Cash Prices on a Credit Plan."

Any article in our store sold on credit at our USUAL CASH PRICES.



Iron Beds, very large variety, as low in price as..$1.89

We never had a better Range to offer our customers at as low a price.

Just think of it! This all-steel Range, exactly like cut, 16-in. oven, top closet, pipe and zinc, without reservoir..... $19.85

BRIDES OF NOVEMBER

Come and see us before buying your home outfit. We are headquarters for complete outfits, and offer special inducements to young couples. Let us give you the result of over 26 years of business experience. Call at our store, whether you buy your outfit or not from us.

HERE'S A BARGAIN!

A good, serviceable, well-made, perfectly finished Dresser, really worth $10, for... $7.95

CARPETS AND RUGS

Such as shown in our vast display are sure to please those looking for new patterns and exclusive designs.

BRUSSELS CARPET—worth 65c, per yard.....49c

VELVET CARPET—$1.25 value, per yard.....97½c

AXMINSTER CARPET—variety of patterns, per yard....$1.19

INGRAIN CARPET—best all wool, per yard.....59c

BRUSSELS RUGS—size 3x12, neat colorings.....$9.95

VELVET RUGS—size 9x12, very pretty.....$17.95

AXMINSTER RUGS—size 9x12, rich patterns.....$24.95

LACE CURTAINS—large variety, per pair....$1.00 up

OAK HEATER, Excellent warmth givers.....$4.95

We sell WILSON HEATERS—those handy stoves for both coal or wood.

"Cash Prices on a Credit Plan."

Don't pay 10, 15 or 20 per cent extra for credit. Cash prices on credit at our store.

Chas. Niedinghaus

1001-1003-1005 FRANKLIN AVE.

Ingalls

IS THE FAIREST

and squarest installment dealer in this town. See the crowds of satisfied customers every day at the beautiful store. My competitors are almost crazy because we are so busy, but we keep right on selling the best Stoves, Furniture, Carpets and whatever you need on terms to suit you. 1223 OLIVE STREET.

RHEUMATISM Cured Without Medicine

The Success of Magic Foot Drafts in Curing all kinds and conditions of rheumatism has been so great that the makers have decided to send them to all who write

FREE—On Approval

We want every one who has rheumatism to send us his or her name. We will send by return mail a pair of Magic Foot Drafts, the wonderful external cure which has brought more comfort into the United States than any internal remedy ever made. If they give relief, send us One Dollar; if not, don't send us a cent. You decide.

Magic Foot Drafts are worn on the soles of the feet and cure by absorbing the poisonous acids in the blood through the large pores. They cure rheumatism in every part of the body. It must be evident to you that we couldn't afford to send the drafts on approval if they didn't cure. Write to-day to the Magic Foot Draft Co., Tl. Oliver Bldg., Jackson, Mich., for a trial pair of drafts on approval. We send also a valuable booklet on Rheumatism.

$21.00 TO NEW YORK

STOPOVER AT WASHINGTON.

B. & O. S-W.

TRAINS LEAVE

9:30 A.M. 9:08 P.M. 2:05 A.M.

TICKET OFFICES: Olive and Sixth and Union Station.

Rupture

The grim menace and the horrors of the surgeon's knife no longer stand between the patient's apprehensiveness and the cure for rupture, for it has been discarded in Doctor Lewin's method, and instead of weeks of suffering and doubt, each day of the period during which a patient is undergoing treatment you note increased comfort and gratifying improvement.

Were other evidence lacking in the doctor's claims to the successful treatment of rupture, a single consultation with him would convince the most skeptical that he has a humane, safe and certain cure for rupture.

His treatment operates with peculiar efficacy and in the shortest possible period of time. His patients show marked improvement as soon as the treatment is administered and takes action, and a few days only are required to show that the conditions for the removal of the trouble are surely and persistently at work.

Where unrest, loss of life's pleasures and the almost total abandonment of hope had with this terrible disease invaded, the Lewin method has restored the sufferer and brought back the ties which make existence a boon and blessing. It is sheer folly to discard what facts disclose; and when pain can be abated and its causes and continuance abolished, why should there be any reluctance to make use of this remedy? This is most surely in the power of this physician, as he will demonstrate to the positive conviction of all sufferers from rupture who will place themselves under his treatment. Thousands who have been sufferers from this much-dreaded ailment, some who have been afflicted with it for several scores of years have come to Doctor Lewin and are now enjoying life blessed with the greatest gift afforded, viz, health. It only requires a few weeks' treatment