

The Holt County Sentinel.

40TH YEAR.

OREGON, MISSOURI, FRIDAY, FEBRUARY 3, 1905.

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S M T W T F S
 5 6 7 8 9 10 11
 12 13 14 15 16 17 18
 19 20 21 22 23 24 25
 26 27 28

HEAVY REAL ESTATE DEALS.

Holt County Transfers Pass the Million Mark, but Not a Boom.

Line upon line and precept upon precept are necessary to warn the people against the dangers of speculation. Especially is this warning needed at this time, when prosperity is taking on a new lease of life. That mysterious thing we call "confidence" has been "restored," and confidence breeds the speculative spirit. Now is the time to launch our enterprise, say the adventurous. Crops have been good. Railroad earnings are large. Iron and steel at low range of prices are active. Business is on firm footing. Farmers are getting out of debt. The banks are full of money.

It is time to make money, say the frenzied financiers. "Good times" is the slogan for an inebriety of optimism. And so there is a big bulge of stocks on Wall Street. We are mercurial people. The temperament of the average American is speculation. In no other country in the world do the people desire to get rich so quickly. The wide-awake ride the top of a wave of prosperity, like a swimming cork. And we forget easily. We remember but dimly the boom and its reaction—the crisis. A panic speedily becomes ancient history. Wall Street does not contain all the good forgetters. In our anxiety to rob the future of its profits, we forget the results that followed recklessness.

Go slow! Do not permit the prospect of favorable conditions and the excess of enthusiasm to sweep you off your feet. This year ought to be a great year for business if sanity shall govern business transactions. Be content with normal growth. Mushroom methods cannot give permanency. Go slow and be careful.

Over one million dollars' worth of real estate has been sold in Holt County during the year 1904. Practically all of it was sold to those who desired to increase their holdings. In a few instances sales were made to those who have come here to make their homes. There has been no boom or speculation in the land deals of the year just passed. The prices obtained have been satisfactory and maintained at the high range that have prevailed the past three years. The season of greatest activity in land is from about October 1st to March 1st. During this time the buyers "look around" and select their lands. After they have bought they usually secure a contract for a deed by paying about 10 per cent of the purchase price and the balance on or before the first of the next succeeding March, when full warranty deed is given and possession taken by the new owner. After this they settle down to the solid business of farming and planning their work in the hope of a fruitful harvest. It is a noticeable fact that fully one-third of the sales were made for cash. The older men, who are selling their lands are a class moving to the country towns to settle and live on the competency obtained by the sale of their farms, and the young or middle aged class are either increasing their acreage or are selling and reinvesting and moving to adjoining counties or other states.

It is difficult to predict how high the present prices of land may go. With land in the Platte Purchase capable of producing almost anything that will grow out of doors, and in fact almost every kind of cereal and grass that is raised in the same latitude, it would not seem exaggerated to predict that prices in those counties composing the Platte Purchase will soon equal prices obtained anywhere in the middle west.

It has come to be a matter of general knowledge that the citizenship of the territory participating in this movement has been greatly benefited by the incoming of land buyers. The shiftless farmer is being gradually weeded out, and either gone out of the business of farming or moved to some other locality and more prosperous and better fitted successors have taken his place. This class of farmers is becoming more proficient in its calling than ever before, and is receiving help from the United States Department of Agriculture. This bureau issues bulletins that may be had for the asking, on every conceivable subject of interest to a farmer. The agricultural colleges and stations throughout the country are also active in the effort to aid the farmer and get good results. New and improved farm machinery are constantly introduced, new methods, new grass seeds, new cereals have been distributed. Conditions have been more thoroughly studied than ever before. There has been a combination of intelligent study and fruitful application resulting in the raising of larger crops than was ever believed possible.

In November, 1903, a gentleman from Iowa came down among us and purchased 174 acres of Missouri bottom land, paying \$6,960—\$2,000 in cash, giving

a trust deed to secure the balance of \$4,960. In a very short time he sold 20 acres off of the tract for \$800, and from the farm and this sale paid his debt down to \$1,080. He then sold 74 acres of the land for \$6,600 in cash, leaving him \$5,500 cash and 80 acres of the original 174 acres free from any incumbrance.

Below we give the record of transactions for the year 1904:

WARRANTY AND QUIT CLAIM.		
Month	No.	Value.
January	50	\$ 129,600
February	76	170,762
March	117	455,681
April	43	75,339
May	43	81,771
June	40	47,897
July	34	56,278
August	21	13,490
September	35	57,696
October	64	101,917
November	41	54,585
December	62	88,704
	638	\$1,373,700

TRUST DEEDS.		
Month	No.	Value
January	38	\$ 46,171
February	63	130,790
March	91	321,894
April	47	68,524
May	31	59,416
June	16	14,148
July	21	37,273
August	15	11,675
September	30	37,615
October	34	50,175
November	22	31,245
December	37	45,241
	445	\$854,167

Average value of each warranty, \$2,153.
 Average value of each trust deed, \$1,926.

Average value of each release, \$1,349.

The following is the record of warranty, trust deeds and releases filed since 1896:

Year	Warranty	Trust	Releases
1896	\$ 441,707	\$962,565	\$208,865
1897	465,909	410,613	385,561
1898	841,486	569,135	230,700
1899	726,811	347,210	358,600
1900	909,288	532,141	432,141
1901	857,989	448,729	394,264
1902	1,543,290	834,244	557,052
1903	1,537,208	711,579	408,242
1904	1,373,700	854,167	472,414

The bank deposits also show a most prosperous condition among the people of Holt. The largest amount on hand at the time of making the statements by the various banks were as follows:

1896, August	\$ 457,742
1897, October	598,133
1898, December	737,215
1899, September	842,782
1900, February	840,926
1901, November	1,202,342
1902, November	1,279,851
1903, March	1,500,687
1904, December	1,132,427

Below will be found a list of the largest deals made during the year 1904, involving \$5,000 or over:

Allen, M F. to A J Jamison	\$ 11,000
Allen, Geo H to J W Squire	6,373
Alkire, Wm J to Ira Alkire	5,000
Batman, O D to W H Weightman	15,050
Batman, O D to Geo Glick	5,600
Boring, C E to Jerry Rowlett	10,562
Blazer, Hiram to Elmer J Crider	11,850
Banker, Geo W to C H Thomas	5,600
Bridgeman, J F to J H Newton	5,850
Broad Gauge Mer Co to J R Col-lison	18,000
Blazer, Hiram to H M Blazer	7,200
Blaki, Mary to Joseph Weis	5,097
Busby, I N to F E Brooke	8,000
Catron, Christopher to D S Catron	5,600
Canon, Sarah E to Chas A Doughty	8,500
Cottier, Robert to Harrison Metzgar	10,400
Carson, Gary to J M Norvell	5,200
Canon, Wm to T E Haynes	20,000
Connott, A J to Geo W Banker	6,600
Cox, E G to F A Gillispie	8,800
Dankers, H A to Henry Naber	5,150
Davis, Jno W to A J Buntz	6,400
Decker Albert P to Precilla Whitmer	5,000
Foeter, Chas to Bettie Wick-ersham et al	10,000
Gordon, B F to Albert P Decker	8,400
Gleason, Jno to Conrad Ideker	7,100
German, Isaac to Ab Loucks	7,200
Gunn, W C to Jno N Wise	11,057
Gunn, W C to E Vandevanter	5,000
Griffith, Sirum to Isaac D Painter	6,800
Huffman, F M to David Miller	8,100
Heltzel, J H to J S Nauman	5,754
Hodges, Minnie to Chas Geiger	5,000
Hunter, T M to Allie H Bond	5,000
Intermill, John to G W Lentz	5,000
Kneale, Frank to Arthur Brown	13,000
Keller, Sarah E to Jacob A Wehrli	5,400
Koapp, Geo W to Spencer Re-cords	7,250
Kneale Clara to Chas R Nevins	6,880
Lower, Peter to Jas Fries	12,360
Meadows, Lemuel A to Marvin P Meadows	5,600

Meyer, Rufus to Polly E Bos-well	9,000
Mann, P W to Mod- Mors	5,600
Minton, Jno L to Jas A Duke	9,600
Metzgar, Harrison to Virginia Canon	6,800
Morgan, Jas B to W C Gunn	6,975
Miller, Edwin E to M P McCul-loch	6,000
McKenzie, W E to J H Whitsell	5,000
McCulloch M P to Ed E Miller	9,500
Norvell, J M to Jas Baccus	50 0
Newton, J H to M P McCulloch	8,775
Pardon, A R to Wm J Hoppel	8,500
Parker, J S to Peter L L	15,000
Preisewater, Sam to Wm Preisewater	6,000
Payne, J B to J W Payne	6,000
Perkins, Margaret E to Felix Gambell	9,000
Pardon, A P to Sarah A Fisher	6,122
Pennel, Hugh to Wm Pennel	16,635
Quick, Geo to McKee & Bilby	36,500
Redmon, W E to Rosa A H gr-fe	5,000
Rayhill, Jacob to C W Lukens	11,375
Rundle, M A to A F Henderson	6,000
Rorebeck, Minnie to W C Gunn	5,700
Rayhill, Jacob to Jos Hodgins	5,350
Ruhl, Frank to Wm Simmons	6,000
Scott, Alf to J W Squire	9,600
Squire, Jno W to S A Beason	12,800
Squire, J W to H Martenson	13,000
Squire, J W to Chas Sandell	13,360
Stults, Geo to J A Iddings	6,400
Squire, J W to Soren Monek	7,154
Squire, J W to S W Shirley	10,400
Smallwood, D P to Fred Kampf	5,200
Squire, J W to Chas Sandell	13,860
Tritt, J D to Linn Derr	8,100
Taylor, Nancy J to F B and J E Strickler	11,000
Taylor, Green B to Chas E Metz-gar	5,400
Vogel, Ed to Benj Wood	5,000
W H and J M Weightman to O D Batman	13,300
Williams, Homer to D M Martin	7,600
Yount, Chas H to J E Chuning	5,000
Zachary, Frank to G L Hayes	10,400

A SAD HONEYMOON.

Burlington Freight Brakeman Killed and Body is Terribly Mangled.

With the top of his head torn away, the face cut and mangled beyond recognition, both arms severed above the elbows by the wheels of a Burlington passenger train at Nodaway, Wednesday morning, January 25, 1905, the body of E. T. Parkinson, a Burlington freightman, was taken to a St. Joseph undertaking room and prepared for burial. Parkinson is said to have crossed the main track in front of the passenger train to get to his freight train, which was siding at Nodaway. His body and lower limbs were not mangled.

There is a pathetic sadness in the death of this young man, and fate seems to have been against him. On November 14th, 1904, while unloading freight at Mound City, Parkinson had one of his feet badly mangled by a barrel of liquor falling upon it, and while he bore his suffering bravely, he felt more keenly the injury because the accident would necessarily postpone his wedding day, which on account of previous accidents had been thrice postponed. But with the coming holiday season he had so far recovered that his marriage was consummated during the Christmas week, and now the Christmas bride is to day a broken hearted widow. He had just begun house keeping in St. Joseph, and was greatly esteemed by his fellow work men.

A Successful Flying Machine.

After years of unsuccessful efforts by some of the world's greatest scientists, it appears that the Wright Brothers, of Dayton, O., have solved the problem of the flying machine. Accounts of a successful test made by them appeared in the papers last summer, and it seems that they are making rapid strides toward perfecting their invention.

We quote the following from a letter from their father, Bishop Milton Wright, of Dayton, to his niece, Mrs Frank Petree.

"Wilbur, on November 9th, celebrated Roosevelt's election by a flight of nearly three miles, in five minutes, and Orville did the same December 1st. I was there. They are improving their engine and will put the experience of 1904 into a new machine by April."

The boys are not using the balloon, but are making a real flying machine, one that supports itself in the air without any support from a gas bag. They deserve all the more credit for their work, since they are doing it entirely unaided. They own and operate a bicycle factory and their studies and experiment in aerial navigation have been conducted at odd times as a recreation.

AT THE STATE CAPITAL.

What Is Being Done at Jefferson City by Our Legislature.

EDITORS SENTINEL:—We can hardly have anything of interest to write home because the metropolitan papers tell more than we ourselves know about what is going on here.

Monday was rather a busy day in the House. The two bills which occupied most time today was the Audobon Society's bill, to protect the birds and game. This bill was prepared by the combined interests of horticulture, agriculture, sportsmen, humane societies and Audobon societies. It protects the game birds and fish from slaughter, and creates a state game and fish warden at a salary of \$2,000 per year. It went to engrossment in the House Monday of this week.

Another bill which caused much discussion was that prohibiting baseball and football on Sunday. The representatives of the mining districts and the cities pleaded for their population to get a breath of fresh air at a Sunday baseball game. There was, on the other hand, some serious charges, of the seriously demoralizing effect of Sunday baseball upon the youth of both sexes in this state. This bill also went to engrossment by a small majority.

The House bill providing for county superintendents instead of county commissioners passed the House a few days ago.

House bill on compulsory education came up Monday afternoon, and after some sharp speeches it was made a special order of business for Tuesday. The usual hour for assembling is 10 o'clock. The main objection urged against it was that, if this bill should become a law, the state would have to furnish text books for children attending private or parochial schools. The bill provides that children between the ages of 8 and 14 years shall be compelled to attend some public, private or parochial day school not less than three-fourths of the entire time said school is in session, and provide for truant officers in cities.

Many petitions have been received and read before the legislature asking for the passage of this bill. The bill will probably be engrossed by a vote of the House.

There are now introduced in the House about 415 bills.

The vote for United States senator is taken every day at noon. The senators file into the House two by two and sit on extra chairs provided for them. There were many paired Monday and the vote was therefore light. There seems, as yet, no sign of a break in the deadlock and no solution has been offered.

All that we desire will go over to Columbia Saturday. A special train on the M. & T. railway, which is said to cost the citizens of Columbia \$800, takes the legislators over there in the morning and brings them back at night.

Mr. Lemon, of Nodaway, received a telegram one day last week that his mother was dead, and he immediately went to the funeral in Illinois.

Our Senator, T. J. Wainall, has been sick and at home for several days. He just returned tonight. He is not well yet—scarcely able to be up.

The thirteenth ballot for United States senator was had on Wednesday, resulting as follows: Niedringhaus, 72; Cockrell, 78; Kerens, 12; Pettijohn, 2; Finklenburg, 1; Gilmore, 1. Necessary for a choice, 84.

So far as I know, the most of the Platte Purchase representation here are well. Yours very truly,
 HARRY M. DUNGAN.
 Jefferson City, January 31, 1905

—The coal man smiles—the thermometer touched 23 below zero, Thursday morning, of this week, February 2, 1905. This is the fourth time the register has touched the 23 mark, the other dates being Feb. 3, 1856; Dec. 31, 1863; and Jan. 1, 1864. The coldest ever experienced here was on January 18, 1857, the needle touching 30 degrees below zero. Mr. Ground Hog made his appearance on the 2d and seeing his shadow retired to his abiding place, after an extended conference with Bob. Ru ley and John Keever, entering into an agreement with them to let them have six more weeks in which to sell coal.

—George Adolph, and he is strictly reliable, too, reports seeing a genuine robbin, one day, this week, and that the little fellow was just as lively and full of song as when they make their first appearance in the spring. We hope that this bird's appearance this early will prove a sure harbinger of spring—and that spring will come soon and stay with us forever.

—The Christian Endeavors, of the Christian church, will observe "Endeavor Day" next Sunday evening, at 7:30 o'clock. The offering is for foreign missions. See the program in another column of this paper.

Arrival and Departure of Mails at the Postoffice, Oregon, Mo.

MAILS DEPART:

- 7:40 a. m. For Omaha and intermediate points, and all points north, east and west.
- 11:10 p. m. For all points north, south, east and west, except Tarkio and Villisca branches.
- 8:45 a. m. For St. Joseph and intermediate points.
- 3:30 p. m. For New Point only.
- 10:00 a. m. Helwig supplied by Rural Carrier, Route No. 2.
- 2:30 p. m. For Villisca, north, mail to all points north, east, south and west, except intermediate between Forcatity and St. Joseph.
- 12:40 a. m. For all points north, south, east and west. Mail made up at 8:00 p. m.

MAILS ARRIVE:

- 9:10 a. m. Omaha—Mails from all points north, east, south and west.
- 10:30 a. m. Villisca and Tarkio Valley branches. Mails from north east, south and west.
- 11:30 a. m. From New Point only.
- 3:15 p. m. Main line K. C., St. Joe. & C. B. Mails from all points, north south, east and west.
- 6:00 p. m. From St. Joseph.
- 10:00 a. m. Rural Route No. 2, leaves. Returns at 4:00 p. m.
- 10:00 a. m. Rural Route, No. 1, leaves. Returns at 4:00 p. m.
- 9:45 a. m. Rural Route, No. 3, leaves. Returns at 4:00 p. m.
- 2:30 a. m. Main line, K. C., St. Joe & C. B. Mail from all points.

Mails are made up promptly 15 minutes before departing time.

New Point mail arrives and departs daily except Sunday.

Mail to Fortescue, Rulo and points on the B & M. in Nebraska within 100 miles of this office, should be mailed before 8:45 a. m. in order to reach its destination the same day.

Mails for main line of K. C., St. Joe. & C. B. north and south, are made up and depart at the same time, for day train, 12:10 p. m.

OFFICIAL DIRECTORY.

Circuit Court.

Convenes first Monday in January; fourth Mondays in April and August.
 William C. Ellison, circuit judge.
 Van Blair, prosecuting attorney.
 George W. Hogrefe, circuit clerk.
 James A. Williams, sheriff.
 Harry M. Irwin, stenographer.

Probate Court.

Convenes second Mondays in February, May August and November.
 Henry T. Alkire, probate judge.

County Court.

Regular Terms: First Mondays in February May, August and November.
 Jacob Wehrli, presiding judge.
 George W. Cotten, judge 1st district.
 Henry E. Wright, judge of 2d district.
 Enoch A. Welty, clerk of county court.
 F. L. Zeller, deputy county clerk.

County Board of Health.

Jacob Wehrli, president.
 George W. Cotten, vice-president.
 W. C. Proud, county physician.
 Enoch A. Welty, secretary.

County Board of Education.

A. B. Coburn, Oregon.
 W. W. Gallaher, Mound City.
 Alberta O. Green, Craig.

Collector of Revenue, Nicholas Stock.
 County Treasurer, George W. Cummins.
 Recorder of Deeds, Robert Callow.
 Commissioner of Schools, A. B. Coburn.
 Public Administrator, M. D. Walker.
 Superintendent of Poor, Seaborn Carson.
 Surveyor, Wm. M. Morris.
 Assessor, Will Fitzmaurice.

—Can you guess the denomination of the Little Bird? They say Feathers make the Bird. Bunker has your place.