

REAL ESTATE VALUES LOOM BIGGER NOW

Noted Business Advisor Sees Upward Trend in Suburban Real Estate.

WILLESLEY HILLS, Mass., July 22.—Roger Babson, advisor to over seventeen thousand in the country's leading executives, has called another town.

In a statement issued today he outlines coming conditions in the real estate field and anticipates the purchase of suburban property before it is too late.

"The big movements in real estate usually go, well under way," says Mr. Babson, "before anyone realizes what is going on." Because they have seen land bought for years most people think it will always continue on. This is why the original buyer seldom makes any profit from real estate. The value is so close to his nose that he does not see it.

"A fundamental change in real estate values is taking place. So far it has proceeded quietly without much publicity. Few people have realized it. The fact is that people are moving to the country. A few word hunters have discovered the bargains in country homes and they are quietly buying up all the land they want for themselves and as much as they can carry for a speculation.

"My advice to those who want suburban real estate is to buy it now. For the past decade or more, people have been crowding to the cities. Now however, a reverse movement to the country is beginning which promises to be the greatest shifting in population since the institution of the railroad. Within the next ten or more years the building of suburban homes should rival the growth of the automobile, good roads, the movies, the phonograph or radio.

"In fact, these inventions make possible the suburban movement. A few years ago country homes were limited to the rich or to those employed in the country, because only such people could afford means of transportation. Now automobiles have come within reach of the great middle class of people. They are increasing at the rate of more than a million a year. Ten years ago there were 1,000,000 passenger automobiles in the United States. Today there are almost two million, which is an average of one to about every ten people. They are bringing new and better roads and opening up millions of acres heretofore inaccessible land. The more cars purchased, the more families there are who can have a suburban home, even though the breadwinner must work in the city. Wage earners during the last period of prosperity spent their money for motor cars; in the next period of prosperity they will buy country homes.

"The motion picture has put the in-city town hall on a par with the city theatre. The motor truck is giving the rural or suburban dweller nearly the same freight and express facilities as has the city.

Motor bus lines are covering routes which never could be served by trolley cars. Automobiles are bringing the school houses and the village to within a few minutes of the country home. Chain stores are carrying to every community the same efficient merchandising as the city dweller enjoys. Last but not least the radio, especially if developed on General Squire's wired basis, gives to suburban homes the finest city culture and music.

"The reason for suburban expansion, however, is not alone the attraction of a country home. In the cities congestion of dwelling house space and high rents long have been breeding discontent. For more than five years now these conditions have existed. Rebellion on the part of the rent payer is reaching the point of explosion. Almost any kind of a change would be attractive. Once the average city worker realizes that with a few hundred dollars and a five-year plan he can get a home of his own with all the land he needs, the chances are two to one he will move.

"The city no longer has a wall around it. Railroads made the first breach, but the railroads opened up only narrow streets along their lines radiating from the city. In most cases the railroads followed the best building locations. Between these lines are miles of land much more desirable for building but which have been inaccessible to the commuter because men had no means of getting to within a radius of 15 or 20 miles of the cities, which the motor car and good roads have opened up. In the most spectacular development in new building should be expected.

"If you are interested in real estate the situation demands action. It means that if you want to buy desirable suburban land near good roads at present low prices, you will have to do so at once. In selecting your property, a good plan usually is to follow out the best residential street and buy where land begins to sell by the acre instead of by the lot. On the other hand, if you own city dwelling house property which cannot be sold at a profit, the best plan is to get rid of it at once. The plan does not apply to business lots. As to property which will sell in a demand, no business section of the city exists. It does apply to other city dwellers' houses, which such extravagant rents are now demanded. Remember that while the readjustment in industry will along the readjustment in real estate has on begun.

"Some may ask why industry does

Oregonian Writer is Enraptured with the Scenery of Willowa

(John Kelly in Willowa.)
PENDLETON, July 20.—For scenery and roads today's run of the highway commission was especially notable. Debraek found R. A. Booth, John B. Yoon and W. B. Barrett of the commission and Governor Olcott sitting at one of the most beautiful outdoor pictures in Oregon.

Willowa lake, meeting at the foot of a semi-circle of snow-capped mountains, presented an exquisite picture. With the jagged, snow-capped skyline and the placid lake mirroring the crags, it all was like a bit of scenery from the Swiss Alps. It is surpassed only by the grandeur of Crater Lake. Few tourists penetrate to Willowa lake, a few miles out of Joseph, Ore., because Willowa county has nothing but a dead-end highway and tourists object to back-tracking.

Extension is Proposed.
One result of this inspection tour of the highway commission is the prospect of developing an extension from Flora to the Oregon line, to connect with a highway coming down from Lewiston. If this road is completed—and in time it must be constructed—tourists will flock through Willowa until there will be such a throng that, as one enthusiastic citizen of Enterprise put it, there will have to be a gate built to keep out the crowds. A highway extending from Flora to Lewiston would, to the lay mind, be more advantageous than the talk of Willowa cut-off.

The members of the commission traveled 223 miles yesterday, from Ontario to Enterprise, arriving near midnight. This morning they back-tracked to La Grande over the first-class highway which the state and county have co-operated in building. The highway is now graded around Minam mountain, ascending on a five-

per cent grade until it is 1000 feet above the Willowa river, a picturesque rushing stream. This grade is nearly five miles in length.

At La Grande this afternoon the commission held a meeting with the local citizens. The latter urged immediate construction of the over-head crossing at Crodell, explaining that Union county has bonded itself to the 9 per cent limit and can aid no more. Speakers argued that this overhead should be finished before any elsewhere in counties which have not bonded heavily are provided for.

Bonds Held Sufficient.
Chairman Booth explained that the bonds voted by Union county were sufficient for the road program, but that was not properly distributed. Thus one road has more money under the bonds than is required and the main highway road is a little short, he said, adding that if the surplus on one can be used on the other this financial problem could be solved.

Speakers said, however, that all attorneys they had consulted on the matter were of the opinion that the transfer could not be made. One citizen proposed that 40, 50 or 100 individuals personally guarantee that the county's quota for the overhead is paid. When the commission departed for Pendleton it was with the understanding that the money situation would be studied further.

In the course of his remarks, Mr. Booth declared that the saving for each mile between a good road and a bad road for an automobile is 5 cents. Mr. Booth quoted Engineer McKesson of the bureau of public roads. This would mean, continued Mr. Booth, a saving of \$20 for every car traveling the Columbia river highway and its extension, the Old Oregon Trail.

Information to be Given Free.
(By Associated Press.)
MINNEAPOLIS, Minn., July 22.—A program of free information to the traveling motorist in every American city and community large enough to host a name is being planned for the Associated Advertising Club of the United States.

Perry S. Williams, vice president of the community advertising department of the Minneapolis Journal travel and resort bureau, is developing the plans, which include the establishment of information stations in every state having over 25 to 50 miles between stations.

"It is possible to place more than one-third of the population of the United States in privately automobiles at one time today," Mr. Williams declared. "At least forty million of our people, therefore, can travel wherever and whenever their fancy strikes them.

"The railroads have built up an extensive system over the nation for advertising passenger train travel and for giving information concerning this mode of travel. Great as the motor travel field is at the present time, its future possibilities are stupendous with automobiles being purchased with the rapidity they now are will continue to be.

Mr. Williams explained that not every section of the country can be a tourist terminal but the resort bureau manager pointed out that every community can place itself on the most desirable highway to and from resort or vacation center through the establishment of a station to form the nationwide chain of service for the motorist.

"Just as the railroads in an earlier day took their routes by way of communities which had proved good trading points or by dint of the efforts of the first citizens had built themselves up as important centers, so the main arteries of motor travel are being determined today," added Mr. Williams. "The man who travels in his own car should be following the routes over which it is easiest for him to find his way."

Communities are becoming known for their service and treatment, or lack of it, he said. The proposed nationwide service, he continued, would have no place for the community which is out to receive and otherwise mistreat the transient automobilist.

In Minnesota, the information chain built up already includes more than 500 stations, Mr. Williams announced. This means for the tourist on an average of every 14 miles of the 7,000 miles of the state trunk system, he said. In addition, each five miles of this highway system is patrolled by a state agent who keeps constant watch of traveling conditions and who stands ready to serve the tourist, according to Mr. Williams.

It is his intention to work through the advertising clubs wherever they are found, the bureau manager added, declaring that "we can and will make America the best country to travel by automobile in the world."

United After 24 Years

They parted often, married but for 24 years after their separation when their names died at Kookuk, Ky. Mrs. J. J. Rate, of Ft. Madison, Ia., and Mrs. H. S. Rankin, Nod, had not seen each other. A few weeks ago Mrs. Rankin found her sister through a letter written to a neighbor.

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VALE HAS GOOD WATER SUPPLY

VALE, July 22.—Due to the fact that the pumps for Vale's new municipal water system have not arrived the project was not entirely completed this week. They are now expected at any time and installation requires but one day's work so the system is practically ready to deliver to the city.



Mrs. Rachael Edwards, who died here recently at the age of ninety-eight, was not only the oldest resident of Oberlin, but she was the oldest, and probably the best known "war gardener."

For ninety years of her lifetime Mrs. Edwards had her own garden and did all the work herself with the exception of the plowing. When the war garden movement was at its height she was one of the leaders in the country wide campaign to increase food stuffs production as one means of checking the work of the submarine.

A native of Wales, where many of her relatives and descendants live, she had twenty-six men of her family at the front in the British armies. During the last five years of her life Mrs. Edwards gradually lost her use of the English language and went back to the Welsh of her girlhood.

Her system will cost the city \$10,000, and it is well worth that for Vale to have an adequate supply of good pure water.

The State Humane Society fertilizer plant at Gold Hill, which has been idle the last year, has resumed with a daily output of 100 tons.

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DENIES THAT HE IS A DEAD ONE

KAISPEL, Mont., July 22.—Mrs. B. A. Schak, mother of Al Schak, former Kaispell boy now attending the University of Montana as a vocational student, has again been notified by the government that Al is dead. However Al denies it, but is wondering as to whether or not he is going to receive the insurance that his father was carrying with the government.

Al is at present busy preparing a Government affidavit for use in case he is unable to prove that he is innocent of the government's charge of being a dead one. This is the second time that the government has accused Schak of being officially dead. His captain reported him listed in action in the Toul sector, but Al says the captain was slightly wrong.

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