

Real Estate Outlook

Babson Continues Optimistic

By Roger W. Babson
Babson Park, Mass., March 1 (Special Correspondence) — The real estate boom appears to be gaining momentum—in fact, it has been picking up speed for some time in certain sections. Therefore, a few rules may well be remembered. In a general article like this I should not comment upon farm lands as location, soil and improvements vary so much with different properties.

Right Selection Is Way to Make Money

Perhaps the simplest and surest way to make money in real estate is to select a growing, well-located city with diversified industries and surrounded by good soil. Most mid-western cities, which are situated on a navigable lake or river, fulfill such requirements.

After selecting your city, ascertain the best residential street leading out from the center of the city. Go out that street in

the right direction for a few miles until you come to vacant land. Then stop and inquire the price. So long as the price is quoted per "front foot" or per "square foot" go along further until someone quotes you a price "per acre." Everything else being equal, buy at this location.

Speculators Warned To Watch Their Steps

Although real estate prices in many sections have risen considerably, there is no sign—except in a previous war-inflated area—of a turn downward. In fact, I foresee no general decline for a few years.

On the other hand, one should buy much more carefully now. For instance, a few years ago almost any property, relatively well located, could be purchased for speculation with reasonable certainty that the transaction would return a profit. Now that is no longer true. This is well borne out by noting that the rate of transfers has slowed up.

Local Conditions Are Important in Selection

Certain areas will experience further drops in values where war contracts are not being replaced by peacetime business. A marked cessation of employment or redistribution of industry and people in some sections could spell drastic local deflation as reconversion is completed.

Construction activity in other localities will increase sharply as contracts are let for new plants. Mr. Wyatt will do everything possible to stimulate new home buildings. The construction industry has always been one of the mainstays of full employment and prosperity. An administration searching so avidly for economic health will continue to stimulate the job-creating possibilities of a building boom.

House Property in Biggest Price Advance

Residential house property—urban, suburban and rural—staged the most spectacular price advance during the war. Office and factory property also moved up, but not to the same degree. City retail store space and land suitable for subdivision in suburban areas advanced the least. However, now that peace has come, retail store space is very much in demand and subdivision operations are pushing up outlying land values.

On the basis of the economic prospects for different sections of the country, I feel that the best areas will be in the south east, far west and southwest. Prospects appear only fair in the middle east, central states and north west. The least favorable section from the standpoint of future prospects is the New England area.

Retail Property Outlook Favorable

Factory rehabilitation will be extensive but relatively few new factory units will be needed. The general outlook for retail property is favorable because of the expected further upswing in consumer goods. Suburban land for subdivision will continue to rise in value.

Although there is much talk about shortages of skilled labor, untrained veterans are daily swelling the ranks of the un-

Crime Detectors



There are plenty of laughs and thrills in the comedy-mystery drama, "Having a Wonderful Crime," starring Pat O'Brien, George Murphy and Carole Landis and coming to the Craterian Sunday.

The stars play amateur sleuths whose efforts at crime detection

do not always meet with the approval of the police. To avoid them Murphy and Miss Landis go on their honeymoon, O'Brien accompanying them.

The three plunge into a succession of adventures involving two murders and mysterious happenings to a magician's trunk.

Cookie and Dagwood



Dagwood's in the doghouse again! A hilarious scene from "Life with Blondie," starring Penny Singleton, Arthur Lake and Larry Simms, coming to the

Rialto theatre Sunday. Jim Bannon and Janis Carter in "The Missing Juror," is the companion feature.

employed. This is destined to act as a blunting factor on the demand for real estate. In the last analysis, real estate prices fluctuate with payrolls, profits, commodity prices and the stock market. Generally, they should work higher—but it is a good market in which to sell obsolete houses.

ers of the back porch. For a while she did this with leisurely thoroughness but soon she wore an air of urgency and there was a hurried gleam in her eye. Hurriedly, I placed a straw-filled box in the darkest corner. Ophelia sprinted to it just in time. I didn't blame her for boasting. It was a beautiful egg. Just the same, I thought, if she knew more about the laws of biology, she would have been less enthusiastic. With no rooster on the place, her eggs didn't have much of a future.

Future layings were accomplished with less dispatch. She would arrive at the nest long before it was necessary. While she waited, she sang, played with straws and craned her neck to see what went on in the kitchen. She never sat, even when she delivered her egg, so that more often than not, the egg fell outside the box and onto the porch floor. When I heard a softly crunching "plop," I knew that particular egg would have to be collected with a spoon.



Olive Barber's Letter

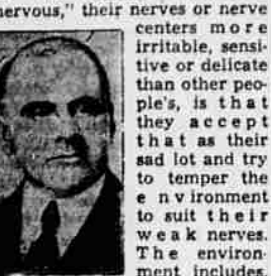
Ophelia, the Rhode Island Red hen, never paused between the baby chick stage and full blown pullethood. For her there was never any of that hesitating shily "where brook and river meet." Instead, one day she was a gawky adolescent with sketchy patches of feathers emphasizing rather than hiding her boney immaturity. The next, or so it seemed to us, she was a young lady with bronzy plumage enhancing the delectable curves of her plump and pleasing chassis. One day I realized Ophelia had egg-laying ambitions. I knew this by the businesslike way she was inspecting the corn

Your Health and It's Care

By DR. WILLIAM BRADY M.D.
Readers should address inquiries to: Dr. William Brady, 263 El Camino Beverly Hills Calif.

SO IT'S JUST NERVES

The trouble with a lot of people who consider themselves "nervous," their nerves or nerve centers more irritable, sensitive or delicate than other people's, is that they accept that as their sad lot and try to temper the environment to suit their weak nerves. The environment includes, of course, people with whom they work, play and live.



Dr. Brady, of course, people with whom they work, play and live.

The trouble with the old one-horse-and-a-buggy doctor who says so is that he says so in a few plain words instead of confusing the thought in a lot of psychological double talk, as many authorities do.

Just between ourselves and strictly anonymously, let's talk turkey about this. To begin with, here are some physiological truths:

1. The functioning of nerves uses no energy or such an infinitesimal amount that it is negligible in any circumstance.
2. Nerve centres or brain centres do not produce energy. Therefore it is wrong to attribute any illness or impairment of health or strength or vitality to "nervous exhaustion."
3. It may be convenient to apply such terms as "neurasthenia" (weak nerves) or "psychasthenia" (weak mind) to a person's complaint or condition when you don't know or prefer not to make known precisely what ails the person, if anything. But certainly it does not follow that a long rest, pampering, over-feeding, protection or insulation from worry, anxiety or responsibility, and blind plying with so-called nerve sedatives or nerve tonics is good treatment for the "neurasthenic" vic-

tim.
4. Any invalid, whatever the nature or cause of the illness or impaired health, is as likely to be more irritable, peevish, cranky, restless or unstable as is any one who imagines his or her nerves are weak or exhausted.

5. In actual practice we find that patients with lesions of the brain, spinal cord or nerves are no more "nervous" in the popular sense of the term than are patients with arthritis, peptic ulcer or pulmonary tuberculosis.

Now let me try to accentuate the positive.

Numerous ailments and deficiencies are incorrectly diagnosed as "neurasthenia" or "just nerves" or "nervous exhaustion" and allowed to go untreated or given the wrong treatment on that basis.

For example, according to McClester (Nutrition and Diet in Health and Disease) an appreciable number of the pellagra patients in Hillman Hospital, Birmingham, had been in the hospital in previous years with the diagnosis of "neurasthenia." In other words the manifestations of prolonged vitamin deficiency (especially insufficient intake of B-complex) may be diagnosed as "neurasthenia" when the doctor doesn't know what really ails the patient.

QUESTIONS & ANSWERS

College Hygiene
I join you in saying shame on the public school system for failure to provide decent hygiene instruction for girls. In college I attended a so-called hygiene course in which a prudish old maid dealt intensively with the nervous system, digestive system, circulatory system—but modestly skimmed over the reproductive system. (A. M.)

Answer—In that field of education, M'am, things are bad. If not downright nasty, all over, and the outlook for improvement is no brighter than it was when you, and even I, were young.

Poor Keds
My 5 1/2 year old wets the bed. Have to take her up several times every night. I have tried washing her face with cold water, scolding and whipping. (Mrs. D. R. H.)

Answer—The same measures should be tried on you—to correct your cruelty. No child deliberately

wets the bed. It is grievously wrong even to mention the matter in the presence of any third person and humiliate the child. Come, come, now, what kind of a mother are you? If you are not the poor kid's refuge where will she turn when real difficulties confront her? I don't mean to be harsh, but your attitude shocks me. Send a stamped self-addressed envelope and ask, in writing—a clipping will not do—for pamphlet on Bed-Wetting. It tells how to correct the habit, no matter whether the child is five or ten or fifteen or twenty years old. A good many youths inducted into the military services had to be treated for bed-wetting, so you see, it isn't at all unusual. (Copyright 1946, John F. Dille Co.)

Closing time for Classified Ads 4:30 p.m.—Too Late to Classify 12:15 p.m.

Opening

In Our New Office

Located at 224 W. Sixth St.
(Ground Floor Holly Theatre Building)

On March 2

We wish to take this opportunity to extend to our many patrons in Southern Oregon, our sincere appreciation for their past patronage. In our New Location we will be able to serve you even better in any of your INSURANCE, HOME FINANCING and REAL ESTATE problems.

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REAL ESTATE - LOANS - INSURANCE

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SKATING PARTIES by SPECIAL ARRANGEMENT

MEAT CENTER

231 E. Sixth Phone 5611

Beef Roast lb. 25c

Picnic Pork Roast lb. 29c

SLICED HAM

GROUND HAM and VEAL lb. 29c

Beef Liver lb. 29c

Pork Liver lb. 19c

Franks lb. 29c

Veal Roast lb. 27c

PORK SAUSAGE lb. 29c

Onions 3 Lbs. 19c

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L. G. TAYLOR CO.

Phone 2965

THE OLD JUDGE SAYS...

OLD JUDGE: "Hank, you're a big grain producer...let me ask you a question or two?"
HANK: "Glad to have you, Judge."
OLD JUDGE: "Do you think the grain used by distillers is wasted as some folks are saying?"
HANK: "I certainly do Not! As a matter of fact, it is just the opposite."
OLD JUDGE: "How do you figure that, Hank?"
HANK: "From my own experience and from reports I've read. For the year ending last June, the distillers produced over 1,200,000,000 pounds of distillers' dried grains...the best feed supplements we can lay our hands on. They are rich in nutrients. Why...I've never had such fat dairy cows, livestock and poultry as I have since I've been using these dried grains."
OLD JUDGE: "How do you use them, Hank?"
HANK: "I blend them in with original grain. This balanced ration has far greater feed value than the original grain itself. I can cut down on my whole grain feeding about 20% and still get better results."

This advertisement sponsored by Conference of Alcoholic Beverage Industries, Inc.

Autoist Rescued From Burning Car

Salem, Ore., March 1—(U.P.)—Howard S. McCall, pinned behind the wheel of his burning automobile after a railroad crossing collision, was dramatically rescued early today before the flames reached him.

Although not burned, he was taken to a hospital in a serious condition from injuries.

The 24-year-old Salemite collided with an Oregon Electric freight train at the north city limits, and rescuers had to put out the fire in the car before they could reach him.

Closing time for Classified Ads 4:30 p.m.—Too Late to Classify 12:15 p.m.

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NOW—IT'S PLYMOUTH!

PUBLIC SALE OF SURPLUS PROPERTY

BEGINS MONDAY, MARCH 11, at Navy Material Redistribution Center, SOUTH TACOMA, WASH. . . Thousands of Items Offered!

PRODUCERS GOODS AT GREAT SAVINGS

These are examples of general types of producers and capital goods offered in this sale:

Air conditioning units—boiler room (lean-to type)—bridge cranes—cable, electric—cable, telephone—chain blocks—chlorination equipment—compounds, grinding—conveyors, roller portable—cosmolene—cresosote

Electrical equipment; receptacles, conduit, transformers, terminals, connectors, etc.—flux, soldering and miscellaneous—greases and oils miscellaneous—hammers, air—heat exchangers—

Laundry equipment, commercial type—machine, flour handling—paints, varnishes and shellac, miscellaneous—pipe fittings; brass, copper, steel and iron—pipe, miscellaneous—poles, treated, 25'—pumps, deep well—pumps, industrial—putty—racks, torpedo—reinforcing materials, special—rope, manila—scales, platform—

Saws, chain, pneumatic—siphons, automatic—steel bar stock—switches, air brake—tanks, storage—timber, structural, treated—tower, control, 75'—valves.

For Inclusion on Mailing List, we invite manufacturers, wholesalers and jobbers to write to War Assets Corporation, at address below, to secure future offering lists as material becomes available.

PRODUCERS AND CAPITAL GOODS DIVISION
MAin 1080, 340 Central Building
Seattle 4, Wash.

HOURS OF SALE:

8 a.m. to 4 p.m.

Daily except Saturday and Sunday

THIS SALE makes available offerings from the War Assets Corporation surplus property inventory, both producers and capital goods and consumers goods—most of the items new—priced for quick sale on the spot. Priority groups and veterans have already exercised their privileges and this is the balance of stocks offered for general sale.

This sale includes industrial machinery, metals, electrical supplies, paints, equipment, hardware, tools and other items of the types indicated. Sale prices are marked on the items and purchases are subject to inventory and minimum quantity lots.

All Items Subject to Stocks Available

Terms: Cash with Purchase or by Pre-Arranged Credit

UNUSUAL VALUES CONSUMERS GOODS

Commodities offered in this column are for sale on March 11 to established dealers, and include:

Canvas tanks—hatch tents—coffee urns—refrigeration units. Ice cream freezers—paint spray outfits—compressors—steam boilers—ice machines—food mixers, etc.

Other items of consumers goods will be offered on various dates during this sale. For these selling dates and classifications of commodities to be offered, communicate with Consumers Goods Division, War Assets Corporation, at address below.

CONSUMERS GOODS DIVISION
MAin 2782 2005 Fifth Ave.
Seattle 1, Wash.