

REAL ESTATE MARKET HAS HAD NOTABLE YEAR

Men Who Deal in Parcels of Mother Earth Are Satisfied.
Anticipate Bigger Business in 1910—Duluth Property
Figures in Holiday Gift Giving.

It was a Merry Christmas for the real estate men of Duluth. The tables at their homes creaked and groaned if the size of the turkey corresponded with the prosperity of the last year. Not since the boom times has there been as much doing as during the present year and particularly during the latter part of the year. True there has not been much doing of late but not much is expected during December in any year. But the New Year will be the happier celebration, for the coming year is looked forward to as one of great promise and bright outlook. The brightness does not come from any artificial conditions. The forecast is made by even the most conservative dealers having in mind the stable condition of the city's realty trade during the past year and the assured steady, rapid and healthy growth. The holiday spirit and the good cheer idea has taken a firm hold on the real estate men. They tip back in their revolving chairs, light up with an air of satisfaction when they tell the man who inquires that it has been a good year and that there is every indication that the coming year will be better. The owners and agents are optimistic without exception. The owner or representative of big holdings, he who is the rental agent for both high class and common property, the builder and contractor and the architect, all say that the outlook is the best they have ever seen and they are able to back up their opinions with reasons. They say the present is a time when the real estate and building men have every reason to be glad they are in the business but since their trade is the actual pulse of the city's physical system, the condition of their industry is important to all interests.

Outlook For 1910.

The opinions about the future, the dealers say, are based upon the fact that values are still low in Duluth and that real estate in this city, in any part of the city, is as safe as gold bonds as an investment. The demands during recent months have been greater than ever before and many sales have been made to out of the city parties who buy for investment or who are coming to Duluth to live on account of the advantages here for business. The real estate business is accepted as the barometer of the city's industrial condition. The fact that the merchants have had the biggest year and the biggest holiday trade in the history of the city, is received with a great deal of satisfaction by those who own or represent real estate. A large amount of money representing the profits in retail, wholesale and jobbing businesses will be invested in homes and in investment properties. The greater certainty of continued employment, will result in the salaried man buying on the contract-for-a-deed plan. Lot owners will be more inclined to build. Real estate will go forward as the people realize that there is no security on earth like the earth itself.

Nice Christmas Gifts.

There have been many instances in Duluth this year where the Christmas gift was a home for the family or the presentation of the deed to the wife, still no broker has specialized in real estate "holiday offerings" and it has been suggested that opportunity awaits some enterprising one who will intelligently present Duluth properties from the investment point of view as a most proper and acceptable gift. Sums of money, shares of stock and interests in business are time honored holiday gifts, yet none of these carries with it the feeling of ownership that goes with a deed to a piece of Duluth property. As a high class present nothing could excel it, nor will any other gift increase in value as the years go by. To many, the gift of real estate is more in keeping with the spirit of New Year's and there is still time to investigate the Duluth real estate for sale offerings advertised in today's issues of the News Tribune.

Leon Fox has purchased from Otto

E. Ruhnke 25 feet of frontage on the north side of Fourth street, between Fourth and Fifth avenues east for \$5,000.

F. S. Easton has sold to Addie J. Wachtel a lot on Woodland avenue for \$3000.

F. W. Miller has purchased from Emma Hicks two and one-half lots on the East Side of Minnesota avenue and one lot on the west side of Lake avenue, Minnesota Point, for \$5,100.

John L. Higgins has purchased from Louis Lindgren a 25-foot lot on the east side of Nineteenth avenue west above Fourth street. The consideration was \$1,750.

George Close has sold to Frank Erickson a lot on the northwest corner of Magellan street and Fifty-fifth avenue west for \$1,450.

The southeast corner of Fifth street and Seventeenth avenue east has been purchased by W. G. Hegardt from E. H. Cole. The purchase price was not given in the transfer filed.

Following are the real estate transfers recorded during the week:

Rose Sax et mar to Oliver Iron Mining Co., lot 29, block 4, Sparta	1
Thomas A. Merritt et ux to Mette L. Arnold, s e s w, 28-49-15	1200
Mette L. Arnold et al to Thomas A. Merritt, two-thirds of e s w, 28-49-15	1600
L. Cohen et ux to Sam Hillman, northerly 70 feet, easterly 25 feet lot 68, block 120, Duluth Proper Third division	750
Charles A. Clement et ux to Wm. Mills, lots 8, 9, block 63, Bay View addition, No. 2	550
A. H. McKillop to M. E. Sargent, lot 4, block 29, West Duluth First division	325
Woodland Co. to N. F. Russell, nw nw, 14-15-13	600
D. & I. R. R. Co. to J. F. Ohlen-dorf, s j nw sw, 27-53-19	300
D. & I. R. R. Co. to Henry J. Lue, s j nw, sw, 27-53-19	300
Jan Aho to Lida Osborn, lots 1, 2, 3, section 20-60-18	1

Charles A. Clement et ux to W. C. Hamilton, lots 7, 8, block 64, Bay View addition, No. 2	175
L. A. Larsen to John Runquist, lot 121, block 5, Endion division	600
R. H. Trumbull to Uno Lindstrom, lots in Hunter's Grassy Point addition, Hunter & Marckel's, Stryker & Manley's and Kimberley & Stryker's additions	1
Florence D. Parks to Charlotte T. Parke, lot 5, block 84, Endion division	1
Ralph N. Marble et ux to H. L.	

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(Continued from Page 8.)

Walker and S. J. Osgood, s½ ne, e½ nw, ne sw, 27-37-13.....	1
Western Townsite Co. to Geo. I. Gribler, lot 1, blk. 11, Outlot A. Western addition, Hibbing	200
D. W. Freeman, trustee, to Anna and Augusta Wickstrom, lot 29, blk. 4, Gilbert	250
Wm. H. Harvey vs Louis M. Osborn, lot 4, blk. 12, Gilbert	994
D. W. Freeman trustee to Virginia Brewing Co., lot 6, blk. 3, Gilbert	800
Robt. B. Leroy et ux to G. Cohen, nw ne 18-56-12	1
H. P. Reed et ux to Fred Moore, lot 14, blk. 17, Southern add, Hibbing	1500
E. H. Cole et mar to W. G. Hegardt part lots 1, 2, blk. 60, Endion div	1
C. M. Dorway et ux to C. Schramoff north 25 feet of south 150 feet, blk. 4, Virginia	500
Ella M. Reed et al to Fred Moore, lot 15, blk. 17, Southern add, Hibbing	1500
Virginia Improvement Co. to Gust Linman, lot 3, blk. 29, Virginia ..	250
Chisholm Improvement Co. to Samuel Lewis, lot 25, blk. 21, Chisholm ..	1
N. J. Upham Co. to D. W. & P. R. Co. lots 11, 12, blk. 26, Dodge's add ..	1
M. Kamerer to Duluth Home Co. lot 4, blk. 145, West Duluth, Fifth div ..	450
E. E. Lloyd et ux to D. W. & P. R. Co. east 100 feet, lots 1, 2, 3, blk. 15, Carlton Place add..	706
J. C. Peterson et ux to N. J. Upham Co. lots 11, 12, blk. 26, Dodge's add	450
West Duluth Land Co. to M. Kamerer, lot 4, blk. 145, West Duluth, Fifth div	300
Lakeside Land Co. to Peter A. Forss, lot 7, blk. 84, London add ..	300
H. E. Corbett et ux to Frank L. Jones, et ux, lot 7, blk. 42, Endion div	2500
J. J. Richardson et ux to J. F. Shelley, lot 11, blk. 18, Lakeview add ..	500
W. W. Sanford et ux to Frances L. Marvin, 1-16 of s½ ne 10-61-15 ..	1
A. L. Douglas et ux to Marion Douglas lots 81, 82, blk. 75, lots 58, 60, blk. 93, D. P. 3rd div., sw sw ne sec 22, s½ sw, 8-49-15..	10,000
Isaac M. Thomas et ux to D. W. & P. R. Co. strip land across nw ne, 23-49-15	3000
Isaac M. Thomas et ux to D. W. & P. R. Co. across blks. 9, 10, Wilmington add	5000
F. R. Webber et ux to D. W. & P. R. Co. part e½ ne, sw, 32-49-15 ..	400
Carl E. Johnson et ux to D. W. & P. R. Co. strip across sw nw, 29-49-15 ..	291
A. M. Anderson et ux to Duluth Home Co. lots 1, 2, 3, 4, blk. 26, Dodge's add	2100
Guaranty Farm Land Co. to Wm. T. Galt, nw sec, lot 3, sec 20, lot 1, sw ne 29-61-13	1
Guaranty Farm Land Co. to Wm. T. Galt, lot 5, nw sec, sec 6-62-12 ..	1
Geo. Rupley et ux to John D. McCurdy, ½ of minerals, lots 2, 3, sec 18-60-18, se ne, ne se 13-60-19..	1
25, ½ interest in ne ne 26-60-21..	1
North Side Realty Co. to Selena Maki, lot 30, e½ lot 31, blk. 11, North Side add, Virginia	225
Bernt Hanson et ux to K. Olsen, lot 10, blk. 9, Merritts add	1100
Jos. Gustafson to Aug. Johnson, ½ interest lot 21, blk. 141, West Duluth, Fifth division	2630
R. N. Marble et al to D. W. & P. R. Co. strip land across w½ ne 11-57-18	20
N. P. Ry. Co. to P. A. Smith, se nw, sec 9, se ne, ne se, 10-61-19 ..	1275
N. P. Ry. Co. to P. A. Smith, ne sw 10-67-19 ..	330
Henry Olson et ux to Burg & Sell Realty Co. lot 32, blk. 79, D. P. 3rd div	3000
Margaret E. Fowler et al to D. W. & P. R. Co. part sw nw ne 28-56-17	25
Daniel Haley et ux to Patrick A. Smith, ½ interest in nw nw, sec Richard Lord et ux to Elizabeth Ogden, ne se sec 31, nw sw se sw sw se, 32-53-12, nw ne, e½ nw, sec. 5, s½ ne, n½ se, sw se 6-52-13 ..	1
North Side Realty Co. to Frank Shmitt, lots 15, 16, blk. 10, North Side add, Virginia	1
Otto E. Ruhnke, et ux to Leon Fox w½ lot 77, East Fourth street ..	500
P. Geo. Hanson et ux to Ingulf F. Hauglid, et al e½ lot 372, blk. 112, D. P. 2nd div	575
Eugene A. Byrnes et al to John A. Watterworth, lot 4, blk. 83, Endion div	1800
Mary C. Fitzgerald et al to C. F. Kent, lots 10, 11, blk. 44, West Duluth, Sixth div	700
F. O. Truman et ux to Jaa. R. McKay, e½ sw, 34-62-18	750
Fred A. Robinson, trustee to Em-	

ma Darke, lot 7, blk. 49, Eveleth Central, div. No. 1.....	375
John A. Watterworth et ux to John H. Brigham, e6 se sw 31-51-13 ..	1000
Roosevelt Add. Co. to Mike Garber et al lots 26, 27, 28, blk. 1, Roosevelt add, Hibbing	350
Western Townsite Co. to John A. Sundstrom, lots 18, 19, blk. 3, Western add, Hibbing	150
Beriah Magoffin et ux to Fred C. Mitchell, lot 7, blk. 6, Magoffin's Second div, Proctorknott	1
Proctor State Bank to Jos. Donaaki lot 7, blk. 1, Second add to Proctorknott ..	1
Mary V. Messer et mar to Steel Plant Land Co. ½ interest lots 1 to 6, blk. 21, lots 1 to 6, blk. 22, Minnewakan add	1
Western Land Assn. to Lena Peterson, w½ lot 388, blk. 77, D. P. 2nd div	900
Western Land Assn. to P. Geo. Hanson, e½ lot 372, blk. 112, D. P. 2nd div	500
Geo. W. Norton, executor to Henry Hewitt, lot 4, blk. 7, Hunter & Markell's Grassy Point add	225
Oskar Hill et ux to Fred Niskanen lot 4, blk. 96, West Duluth, 4th div ..	450
Rlanche B. Brigham to J. A. Mc-Lish, sly 15 ft lot 295, blk. 94, D. P. 2nd div	800
Emma Hicks to F. W. Miller, s½ lot 294, lots 296, 298, Minnesota avenue, lower Duluth; lot 295, Lake avenue, lower Duluth	5100
Louis Lindgren et ux to John L. Higgins, s½ lot 11, Myers' rearrangement block 128, D. P. 2nd div ..	1750
Geo. Close et ux to Frank Erickson, lot 16, blk. 42, Oneota.....	1450
Marion Douglas et ux to W. A. Cant, lots 77, 79, Eighth street Fond du Lac	300
John C. Green et ux to Adolph Melne, lot 13, blk. 25, London add	500
Celina Mitchell et mar to Fred C. Mitchell, lot 6, blk. 1, 2nd add Proctorknott ..	1
Alfonso Le Blanc to Fred C. Mitchell, lots 18, 19, blk. 2, Norton's add, Proctorknott	1
Marcla A. Scott to John Strum, lot 3, blk. 31, Biwabik	75
Chas. R. Haines et ux to Thos. W. Abernethy, lot 13, blk. 74, London add	350
L. S. & S. Loeb Co. to Jas. A. Abernethy, lot 16, blk. 74, London add ..	350
Richard Lord et ux to Rose Konigsmark, s½ se 18-52-12	1
Beriah Magoffin to Timothy De-Merze, lot 4, east 13½ feet lot 3, blk. 19, Proctorknott	155
Western Land Assn. to Lena Peterson, w½ lot 388, blk. 77, D. P. 2nd div	900
Western Land Assn. to Chas. Sandberg, e½ lot 364, blk. 89, D. P. 2nd div ..	750
Western Land Assn. to Lena Peterson, w½ lot 388, blk. 77, D. P. 2nd div	900

Number of transfers 69
Total consideration \$73,311