

REALTY OUTLOOK IS PROMISING

Local and Outside Investment
Demand is Now Featuring
In Market.

INDUSTRIAL SITUATION WINS APPRECIATION

Hillside Residents Hopeful Of
Street Railway Extension to
Boulevard Coming Soon.

A quiet but persistent outside and local investment demand has been noted by Duluth real estate men of late, and furthermore negotiations in a number of good deals are reported to be making satisfactory headway.

The effect of the advertising that has been accorded this city for some time back in an industrial and transportation way, appears to be cumulative, and should undoubtedly be productive of results in the near future. It is agreed that attention is being more and more directed this way, and that in consequence, there is likely to be some setting off of fireworks when the time becomes ripe for such ascensions.

In the meantime improvement is showing all the way down the line, and those who are more or less "next" to what is transpiring beneath the surface, are in hopeful moods.

A new twist in events, which, while it may not appear to amount to much at present, is commented upon by realty authorities as significant, comes in the decision of a number of the captains and mates of the large freighters to make their homes here for the summer at least. Several houses have been rented by vesselmen here since May 1, they arguing that as they spend more time in Duluth than at the lower lake ports during the season of navigation, they might as well accord their families the advantages of residing in a cool spot during the heated term. As a larger proportion of the boats of the Pittsburgh Steamship company and other lines are wintering at the Twin Ports each season, there is more incentive coming to make their officers' residences here permanent.

Helps Hillside Property.

The action of the city council last Monday night in ordering the Street Railway company to proceed at once with its east central hillside extension is leading to a revival of interest in properties up that way. It will bring into the market some desirable tracts located above Ninth street and in the vicinity of Chester Park. The street car route as now definitely mapped out, is as follows: From Fourth street up Fifth avenue east to Fifth street, and along it a block to Sixth avenue; up it to Seventh street; along it to Seventh avenue to Ninth street and along it to Chester Park, where the terminus will be for the present.

Around the Offices.

The largest transaction of the past week came in the sale of the two story brick block at 2016-2020 West Superior street, from Sarah P. Smith to B. J. & Alex. Summerfield of Cloquet, the price named being \$28,000. Stryker, Manley & Buck represented the sellers and P. George Hanson & Sons, the purchasers.

C. L. Rakowsky & Co. sold houses Nos. 1725 and 1727 West Second street to Hermann Olson at a consideration of \$3,200.

They also sold for Fred Dion to William F. L. Lewis, a lot on Twenty-eighth avenue west near Fifth street at \$200. They are in receipt of good inquiry for both building lots and houses in different sections of the city.

A. W. Kuehnow sold eight lots in Norton's Steel plant addition to investors from the "Copper Country," a party of whom came up especially to look the proposition over.

J. A. Stephenson & Co. report a number of sales of lots belonging to the West Duluth Land company, located south of the Northern Pacific tracks between Fiftieth and Fifty-third avenues West. The buyer in each case is employed at the Steel plant.

The Gary Land company is busily engaged in completing its arrangements with agents at many of the principal points throughout the west for the handling of its frontages. Considerable attractive literature has been printed, and is now going out for distribution.

H. H. Peyton, who is handling the Moore property in the Gary townsite, reports sales of frontages to the value of \$20,000 since May 15 on the monthly payment plan. The building of 10 houses has been already commenced by these purchasers, and material is now upon the ground to start in upon 12 more.

The Lakeside Land company is erecting a residence for J. B. Pritchard at Forty-fourth avenue east and Robinson street, and one for Roy Cathedral on Fifty-fifth avenue east, south of Superior street. It has awarded to R. J. Pendergast a contract for boulevarding and seeding Wyoming, Junata and Glenwood streets. Rows of Carolina poplar trees will be placed on both sides of each thoroughfare.

The Duluth Realty company reports putting through several sales in its West Park addition at Crosby.

C. Francis Colman is in receipt of a gratifying inquiry for building lots in Colman's first and second additions at Woodland, resulting in a number of sales. Purchasers generally have announced their intention to improve.

Good investment buying in its Carnegie central addition is advised by the Great Northern Land company. Buyers were here during the week from the southern part of the state and Chicago.

A nice deal is reported by J. B. McCloud in the sale for Florence Mendenhall to Jennett B. Reynolds and Julia Reynolds of 93 feet at Fif-

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teenth avenue East and Jefferson street at a consideration of \$6,250. The property is considered a good investment, having upon it a double house.

Ideal for Garden Tracts.

The Alliance real estate corporation is placing upon the market its Exeter farms, located on the Lester river and only 2½ miles from the end of the Lester park car line. It is being offered at from \$85 to \$150 on easy terms, which considering the location and the character of the soil, is regarded as on a most reasonable basis.

The land is already cleared and ready for immediate cultivation and the proposition is appealing to many Duluthians. Not only is the land excellent for truck gardening, but is also said to be very favorable for poultry farming. Some of the most successful farms of this kind in the county are located in this neighborhood.

The St. Louis county demonstration farm in aid of agriculture is located two miles from the Exeter farms, and is being rapidly put in shape to assist farmers in cultivating their lands properly, and putting in crops for which the soil is best suited. Such a farm within easy reaching distance, making expert advice, example and assistance easily obtainable at all times, is an incalculable advantage to the novice, and of great assistance to the old farmer.

Aside from the value of this land for the purposes mentioned, it is said to be ideally located for summer residences. The land has been cleared under the supervision of an expert whose special tack it has been to see that the natural beauties of the spot were unchanged by the clearing operations, that nothing might be done to detract from the charm of the place as a location for homes.

Will Go To Louisville.

Members of the Duluth real estate

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exchange anticipate a large representation from here at the annual convention of the national association of real estate exchanges to be held at Louisville, Ky., June 19, 20, and 21.

The following are among those who have thus far signified their intention of taking in the trip: Luther Mendenhall, J. D. Styrker, R. B. Knox, N. J. Upham, Whitney Walk, H. Nolte, J. A. Stephenson, W. E. Richardson, E. P. Spink, and E. D. Field.

C. Sundry & Co. sold for John Hauer to J. B. Lebeck, house and lot, 1801 West Second street, at \$2,500. The firm reports a good call for house properties, with prospects of some further deals being closed during the present week.

The following real estate transfers were recorded during the week with the register of deeds:

Otto O. Koch et ux to Joseph Spreitzer, lot 8, blk. 18, Whiteside's addition, Ely	110
John Seme et al to M. L. Papech lot 1, blk. 1, Seme's addition to Ely	125
Schubert Bros. Co. to Mrs. Hannah Hebert, lot 13, blk. 117, West Duluth, Second division	350
Daniel T. O'Neil to A. W. Kushnora, et al 7-11-14	1
A. W. Kushnora et ux to Athilo Castellano, lot 4, blk. 4, Norton's Star Plant division	1
C. F. Chirna et ux to Howard J. Underhill, et al 20 ac, wj wj nw sec 3-5-15	1
Elena Nowakowska et ux to Julius Weller, lot 10, blk. 18, Spalding's addition	1
D. C. Hackett et al to James J. Hayes and 1-3 interest in portion of lot 1, Section 11-53-19	165
Henry W. Smith to Tom S. Winters, lot 49, addition to Upper Duluth	1
Gunder Edwards et ux to Robert W. A. Paffor, sly 21 ft. of nly 78 ft. lots 1, 2, blk. 17, Norton's division	2,700
Mike Kenjala to Mikka Charok, lot 12, blk. 11, Second addition to Chisholm	800
Kearsarge Land Co. to Mike Kenjala, lot 22, blk. 19, Second addition Chisholm	180
Frank Rogers et ux to Lincoln Graham, et al Section 12, wj wj 14-54-17	1,000
E. Frank Blackmer et ux to E. C. Masfield, and 1-3 interest in sly nw, sw, ne, nw Section 22, sly se, sw, ne, sw Section 14; ne Section, 22-53-12, except area and timber	1,000
Sterling Land Co. to Julia Paschea, lots 25, 26, blk. 4, Altered plat London Park addition	1
Matti Jaki et ux to Erick Vaskeva, et al 4-5-18	425
H. A. Sodergren to Julius Shandling, lots 12, 13, blk. 20, Virginia	1,000
Rupert Seimert et ux to Claus Hansen, lot 8, Pleasant Gardens, no sub-division, ne sw 18-57-29	750
Linda E. McDonald et ux to Oliver W. Anderson, sly 70 ft. lots 2, 3, blk. 24, London addition	1
Kearsarge Land Co. to Frank Hren, lot 27, blk. 8, Second division to Chisholm	125
Paul Pearlring to John Carlson, et al 3-9-18	1
James J. Hayes et al to Anton Tancig, lots 8, blk. 8, Hayes, addition to Chisholm	350
Roosevelt Addition Co. to William J. McLeod, lots 5, 6, blk. 4, Roosevelt addition to Hibbing	250
Bryan O'Rourke et ux to Mike Hordy, lot 4, blk. 14, Fairview townsite	250
Boston & Duluth Farm Land Co. to George W. and Thomas H. Martin et al, Section 10; sw nw, nw sw 11-52-14	300
R. E. Denfeld et ux to Bulat Victoria, lot 2, blk. 24, Norton's Street Plat division	1
Leonard J. Smith et ux to Lois A. Smith, et al 20 ac, nw sec 32-17-19	900
Fred Nettitt et ux to Raymond Amundson, et al 11-54-18	1,500
H. Hine to August John Estate Co., part of former lot 12, blk. 2, Industrial division	1
John Peterson et ux to Ole Helgen, wj wj sw sw 32-53-18	300
Oscar Peterson to John Edmund, nw nw 6-49-15	1
Sam Teller to Emma E. Teller, lot 11, blk. 20, Second addition to Virginia	500
Henry J. Paape et ux to Peter Deloyla, lot 25, Auditor's plat Day View Heights Park tract	1
John Rhodstrom et ux to Magnus Peterson, lot 17, blk. 63, Blywabk Charles A. Sartin et ux to Fargo Orchards Co., ne nw, sly ne, so ne 11-41-19	1,900
George H. Murray et al to Wm. H. Smith, nw sw 27; ne so 28-13-19	1
Gustaf A. M. Johnson to The United States Display Advertising Co., wj wj 1-2-19, Section 2, Second division	1
John D. Demel, lots 22, 23, blk. 3, First addition to Duluth	170
Charles A. Jones et ux to Olo Helgen, lot 6, blk. 24, Spirit Lake	375
Albert Stoltz et al to Charles O. Jones, lot 11, blk. 2, blk. 8, London	2,100
Hans Hansen et ux to Henry Bjelk, lot 15, blk. 1, Chambers, First division	1
John Thomas Larsen, lots 478, 479, Crowley Park addition	1
Idah Investment Co. to Anton A. Nuomalin, lots 6, 7, blk. 4, First addition, Duluth	220
J. H. Barnes et ux to Park Realty Co., lot 148, St. Louis ave. lower Duluth	1
Estate of Jacob D. Zien to Homer C. Fulton, and 1-4 of sly so nw Section 21, wj lot 1, Section 21-51-13	200
A. W. Kushnora et ux to George F. Grosholm, lot 3, blk. 10, Norton's Street Plat division	1,000
Lilia Thaska et al to Frank P. John, nw sw 24-54-19	2,000
Mary J. Kemp et mar to Joseph Shusterman et al, lot 11, West Hill Street D. P. First division	2,600
Andrew O'Hara to Peter J. Bergstrom, et al, sec 3-50-15	1
Patrick C. Mire to George Mutch, lots 10, 11, blk. 3, Geary & Sider's addition to Chisholm	400
Nels Anderson et ux to A. W. Hubbard, lots 15, 16, lot 14, blk. 7, Anderson's Third addition to Virginia	3
Derrick Grunow to Fred Williams, lot 18, East 13 ft. lot 19, blk. 7, Northern addition to Chisholm	200
James Geary et ux to Emory O. Sweeny, lot 12, blk. 4, Geary & Sider's addition to Chisholm	2
Johnston Land Co. to Lake Superior Consolidated Iron Mines, lot 21, blk. Hibbing	22
City of Virginia to W. E. F. V. R. Co., commencing at point of intersection of West line of Virginia avenue with north line of east line and east line of blk. 2, extended west to east line of Silve Laite	12,000
Meriden Iron Co. to E. I. Casey et al, sly 14, lot 15, blk. 18, Second addition Chisholm	1
Eulo Loya et ux to Otto Niemlin, lot 18, blk. 21, Second addition to Virginia	1
Charles O'Rourke to Gust Peterson, lots 2, 3, blk. 1, Second addition Chisholm	700
J. P. Pillsbury et ux to Pillsbury Realty Co. of Virginia, lot 18, 19, blk. 11, tributary addition to Virginia	1
Mary Johns et mar to Gust Lindm, lot 17, blk. 4, Springfield addition	150
George Aichman et ux to G. G. Lewis, et al, sec 30 Section 3, sw sw 3-40-19	1,430
E. G. Krieger to Frank Gottwald, lots 18, 16, blk. 18, West Duluth, 1st div.	180
Henrietta C. Schriber to Cresencia J. Ryan, lot 11, blk. 130, London add.	250
Edward Silkanen et ux to Otto Silkanen, et al, sec 31-51-20	1
Barton H. Hayes et al to Wm. T. Tonkin, lot 18, blk. 6, Mesaba Hotel, 2nd div.	80
Jacob Juana et ux to Jan. Fatrich,	

lot 8, blk. 6, Whiteside's add. to Ely	500
J. P. Waterbury et al to E. G. Kriedler, lots 15, 16, blk. 18, West Duluth, 1st div.	950
Olof Swanson et ux to Victor Swanson, two areas 13 ac corner sw 31-56-18	1,300
John Waidal et ux to Olav Refeld, et al 28-53-19	1,000
Fred A. Robinson, trustee to John J. Gleason, lots 2, 4, blk. 46, Ewelen, Central div. No. 1	750
Andrew Swanson to August John, et al, wj, et al, sec 4-10-14	600
C. O. Baldwin to Jos. Oreskowsky, lots 2, 4, blk. 28, West Duluth, 1st div.	1

Payne Christie et ux to T. O. Laughren and 1 interest in ne sw, nw, ne, sly sec 3-61-19	1
C. F. Colman et ux to Edith Atkinson, et al, nw sec 3-61-19	1
Olof Swanson et ux to Otto Swanson, land lot sw nw 34-55-18	1
Bryan O'Rourke to Newphy Kirilina, lot 6, blk. 10, Fairview townsite	225
Virginia Realty Co. to Emmett J. Smith, lots 24, 25, blk. 9, Roosevelt's add. to Virginia	675
Steel Plant Land Co. to Demetrio Venturini, lot 27, blk. 2, Ironston, 4th div.	1
Dwyer, lots 1, 2, blk. 7, Western add. to Chisholm	200
Davis Real Estate Co. to Wm. Henderson, lots 234, 237, blk. 20, Crowley Park add.	150
Roosevelt Add. Co. to Ubaldio Sabatino, lots 15, 16, blk. 2, Roosevelt Add. Hibbing	250
Walter D. Newcomb jr. to Sarah Abrum Swartz et ux to Jas. A. Grierson, lot 9, blk. 4, Ryan add. to Iron Junction	45
Eugene B. Perry et ux to Jas. A. Grierson, lot 14, blk. 25, London	1
Abraham Swartz et ux to Lulu M. Gasper, lot 14, blk. 25, London	1
Hamilton H. Perzin et ux to Leroy Anderson, lot 7, blk. 3, Midway	1
Same to Peter J. Bergstrom, 2 same to Axel Anderson, 8, blk. 2, same	1
Geo. W. Norton to Andrew S. Kukkonen, sly nw, sw 4-50-14	1
Samuel Erickson et ux to John Erickson, lots 18, 16, blk. 16, Lavinia	1
John S. Kotomina to E. O. Siernia, sly 18 ft. commencing at point where lot 2, blk. 8, Virginia line lots 1, 2, blk. 8, Virginia	1
John S. Terlien to Walter Piotrowsky, lot 25, blk. 1, Northside addition to Virginia	1
Jacobs Droita to John Kochevar, lot 10, blk. 4, Second add. to Chisholm	1
Scott side Realty Co. to Gust Erik Johnson, lot 25, blk. 80, Second add. Virginia	1
Frans O. Siernia et ux to Siernia, lots 1, 2, 3, blk. 13, Virginia, except north 80 ft. and south 50 ft. of each lot	1
Geo. W. Norton to Ernest and Chester H. Shellie, ne 1/4 sec 18-57-18	1
Anton Passard et ux to Rogers Brown Iron Co., sly sly addition to Pillsbury addition to Hibbing	1
John E. McCaughlin to George J. Grant et al, sec 3-50-15	1
J. P. Pillsbury et ux to Simon Clark Jr., lot 26, blk. 7, Princeton Place addition	1
Same to Simon Clark, lot 2, blk. 8, same	400
A. P. Pillsbury to H. Harvey, sly sw 16-57-17	300
South Tideway to Lechan McDonald, lot 28, blk. 15, Roosevelt's addition to Virginia	1
Olof Wessedal et ux to Gust Edgard, nw sw 1-64-18	800
Olof Wessedal to Katherine W. F. Fahy, wj 20 ac	2,100
J. E. b. blk. 17, except alley	1
Erik P. Lind et ux to E. W. James, et al 3-5-17	1,000
Edwin C. McKinley et ux to Ida Holton, lots 8, 10, blk. 18, Kedgion division	1
Charles Garrett to James C. Garrett, et al, sec 31-52-21	1
Emil Rohrer et ux to C. A. Robinson, lots 1, 2, blk. 16, Greenwood	200
Max P. Shapiro et ux to P. H. Burnett, lots 2, 4, blk. 15, Bur-	

Motor Line division	775
Church Land Co. to Anna C. Erickson, lot 1, 2, blk. no 6-2-19	1
E. B. Ryan Jr., et ux to Edward B. Ryan Jr., lots 6, 7, blk. 16, Proctorston	1
Robert E. Carroll et ux to F. M. Parker, lots 16, 17, blk. 20, Altered Plat, West Duluth, Third division	1
George Tatro et ux to A. L. Rogers, part lot 16, Myers rearmt., blk. 19, D. P., Second division	1
Ernest J. Bergquist to Frank A. Olla, lot 14, blk. 7, Hall's addition to Orono	850
North Townsite Co. to Wilfred Langewin, lot 40, blk. 10, Northside addition Chisholm	200
Ernest J. Bergquist to Frank A. Olla, lot 14, blk. 7, Hall's addition to Orono	850
John Duak et ux to Alice Willet, nw sw 24-62-18	600
Paul C. Orman et ux to Martin Bogesh, lots 1, 2, blk. 4, West arm addition Chisholm	375
A. B. Coates et ux to Victor Hill, lot 11, Outlet "B" Chisholm	160
Anton Zuppono et ux to Frances Zuppono, lot 8, blk. 2, First division, Aurora	3,700
J. H. McNive et ux to Peter Solberg, lot 25, blk. 4, Second addition, Chisholm	250
James F. Murray to J. H. McNive, lot 25, blk. 6, Second addition, Chisholm	250
Chisholm	250
Ed and Malcolm McLeod, lots 3, 4, 9, blk. 12, Second addition to Chisholm	1,375
Mabel L. Larson to Martin M. Larson, et al, 32.21 ft. of sly 21 ft. lot 29, East Fifth street, D. P., First division	1
Bert W. Forbes to Du Land Co., sec. 1-4 ne nw 25-53-12	1
Thomas O'Hara to Newark Investment Co., beginning at ne corner ne 3-9-15	1
Number of transfers-134	
Total consideration	\$ 63,377