

## SOMETHING DOING.

# MANY SALES BY ONE FIRM.

## BUSINESS IS MUCH IMPROVED SINCE ELECTION.

Nearly Seventy-five Thousand Dollars' Worth of Property Handled in Last Month and Half—City Homes and Outside Property Attract Investors—Sales in Industrial Section.

That real estate conditions have much improved since the election is quite evident from the interesting list of transactions reported through the agency of F. J. Steele & Co. This firm, according to Mr. Steele, has been simply rushed with business since November 15, and the sales report bears out his statement. Following are the sales.

W. H. Cook, Jr., to C. M. Du Vernet, the property at No. 830 Bonnie Brae street, lot 50x150 feet, to an alley, improved with a twelve-room modern house for \$15,000.

Mr. Du Vernet is the president of the Los Angeles City Realty Company and has purchased this house for a home.

Mrs. Minnie Wallace Ball to Mrs. Corilla Lerch, the property at No. 959 Valencia street, being a lot 45x125 feet, improved with four five-room flats. The consideration was \$14,000. Mrs. Corilla Lerch to Mrs. Ball, ten acres of land at Covina, orange trees, ten years old, valued at \$20,000. The above was a trade, the difference between the prices of the two property being adjusted in cash.

Benjamin S. Lauder to F. O. Engstrum, the property at No. 774 Ruth avenue, 40x110 feet, improved with four modern flats, for \$10,000.

James Gysin to B. S. Lauder the property at No. 1162 East Fifty-fifth street, lot 40x135 feet to an alley, improved with a seven-room modern house for \$5000.

C. M. Du Vernet to J. M. Martin, twenty acres, one and one-half miles southeast of Clearwater, for \$5000. This land will be planted by Mr. Martin to apple trees, as Clearwater is famous for the best apples that are grown in Southern California.

Miss May Tompkins to William Kilpatrick, the southeast corner of Twenty-seventh street and Griffith avenue, lot 50x135 feet, to an alley, improved with a small shack. The consideration was \$3500. Mr. Kilpatrick purchased the property with the intention of erecting a three-story apartment building, using the two upper floors for apartments, and the ground floor as a grocery store.

A. W. Field to B. H. de Jersey, 160 acres located in Tulare county, used extensively for the cultivation of beans for \$10,000.

C. M. Du Vernet to Mrs. Adella Cook, the property at No. 1006 Austin street, lot 50x125 feet, improved with a five-room cottage, for \$3200. The above property was purchased by Mrs. Cook as an investment.

Basil H. de Jersey to M. Fieldland, the house at No. 1549 Arlington street, lot 50x142 feet, improved with a ten-room house, for \$9000. This was purchased for a home.

Eleanor Morgan to B. S. Lauder, the northeast corner of Twenty-eighth and Trinity streets, lot 50x125 feet, for \$4000. Mr. Lauder is planning the erection of a modern flat building.

J. M. Martin to Eleanor Morgan, five acres at Clearwater located one and one-half miles from the Whittier line, for \$1500.

Reginald H. Morgan, Jr., to Hattie Stone, a lot in the Glendale Investment Tract, 50x186, unimproved for a consideration of \$1000.

## PLANT EGYPTIAN COTTON.

Experiment Will Be Made at Corcoran.

H. J. Whitley Imports Large Consignment of Seeds.

H. J. Whitley, president of the Security Land and Loan Company, has imported direct from Egypt a large consignment of seeds, including the famous long-fibered variety of cotton that grows so luxuriantly in the Nile Valley. The cotton seed will be planted in the Corcoran district. It has been demonstrated that the climatic and soil conditions of Corcoran are favorable to the growth of cotton. If results prove as expected, a large and important industry will develop at Corcoran. The rich silt deposit soil is said to be similar in character to the soil of the valley of the Nile.

Mr. Whitley first introduced cotton into Oklahoma, a crop that now brings millions into that State annually.

Other seeds that will be planted at Corcoran include some of the famous Nile Valley white wheat, the Egyptian pea, which is the staple native food of the valley, and also the seed of the Berseem clover, the well-known forage plant that is now being so extensively introduced by the English along the Nile. Samples of the various seeds are on exhibition in the north display window of the Central building, at Sixth and Main streets.

## REPORTS BANNER WEEK.

J. Frank Bowen reports continued activity in his new Main, Moneta and Figueroa tract, and states that the first week of January, from a sales standpoint, is the banner week since the opening of the tract. Thirty-seven lots, valued at an aggregate of \$11,825, were sold to twenty-nine purchasers, many of whom are already planning to build homes in the immediate future. A modern bungalow on Homeward avenue, just west of Moneta, was completed last week, and contracts were let for two more. The contracts for four miles of street improvements were let January 1, and the middle of the ensuing week will see the work well under way.

## BEGIN BUILDING HOMES.

The Jones & Ryder Land Company reports the commencement of the erection of three seven-room one-and-one-half-story houses, on two lots 50x150 each, on the west side of Mariposa street, between Third and Fourth streets. Also one on the east side of Normandie avenue, between Third and Fourth streets. The contract price of each is \$4000.

## HARVARD BOULEVARD SALE.

H. G. Catton & Co. have sold for H. D. Hazard, a bungalow at No. 2914 Harvard boulevard for \$4250. The lot is 50x150 feet. The buyer is J. W. Thayer.