

Big Auerbach Deal the Climax of Fall Activity.

With the perfection during the early part of the week of the deal which gave to the Samuel H. Auerbach estate something like \$2,000,000 worth of holdings in the neighborhood of Third South and State streets the climax of the fall real estate activity was reached.

The acquisition of this property made the Auerbachs the largest individual holders of realty in Salt Lake, their possessions being rated at about \$3,000,000 at the present market prices.

Just what disposition is to be made of the newly acquired property is not known, as the Auerbachs refuse to give any definite information along those lines. It is not certain, however, that a huge department store will be erected, probably on the Pappas property, the southwest corner of Third South and State. It is believed that the owners contemplate making this one of the greatest stores of the kind in the country.

Shuberts Will Build Theater of Their Own

The Shuberts will build a theater of their own in Salt Lake. That is the dictum which was given out this morning by Frank L. Bacon, their local manager. They will have no connection with the new independent theater which is to be erected by Samuel Newhouse other than that of good will and a common cause against the big theatrical syndicate.

MANY EASTERN BUYERS PLACE INQUIRIES HERE

A feature of the past week has been the inquiry at local real estate offices from many eastern investors. A number of years ago eastern capital was very largely interested in Salt Lake property but many of the holdings were unloaded from time to time, local realty investors not being interested as of late.

MANY INQUIRIES FOR SOUTH STATE REALTY

Inquiries have been made in regard to a large property on State street just south of the Moxam hotel. There is a frontage of 250 feet wanted here, presumably by eastern investors. The deal is being arranged at the present time and will in all likelihood be completed during the coming week.

RECONSTRUCTION WORK TO BEGIN NEXT MONTH

The United Cigar Stores company has terminated a number of important deals which have been on the way for several weeks by a 10-year lease on the Clift hotel property at Third South and Main streets. This gives them locations for three stores on three of the busiest corners of the city.

BIG INCREASE SHOWN IN HEIGHTS VALUES

Attention has been called many times to the remarkable increase in the values of real property throughout the city and which has been shown in Federal Heights equally with other sections. It is now only a few weeks since the owners of the addition raised the prices of building lots in the Heights.

WALKER ESTATE PLANS NEARING COMPLETION

J. R. Walker, of the Walker estate, said today that he was not sure just when the real work would be commenced on the improvements which are to be made in the block to the immediate south of the Newhouse hotel. Even the details of the buildings have not as yet been decided upon. The first activity will be the raising of the old S. S. Walker building, immediately adjoining the Newhouse hotel site.

The ultimate destiny of the Knutsford property is a matter of much speculation. The lease on this runs for several years yet and it is known that G. S. Holmes, its holder, has not disposed of the lease. It is probable, say the real estate men who are conversant with conditions, that nothing will be done with the property until the lease expires, or, at least, until the completion of the great Utah hotel or the Newhouse.

As to the intention of the Auerbachs in regard to the property in the block bounded by Third and Fourth streets, Second East, nothing definite is known. It comprises many valuable locations, any one of them large enough to accommodate the largest department store in the city. However, that Samuel H. Auerbach, who has been in New York for a lengthy period, is interested with eastern capital, and that in all likelihood it will be held for development.

"No expense will be spared in making the most up-to-date in the country. They will have every convenience furnished with accessories which will simplify greatly the handling of merchandise of all descriptions. In the office room above this scheme of perfection will be obtained." The investment of the Walker estate in these improvements is placed at about \$100,000.

EFFECT OF COLD SNAP FELT IN REALTY MARKET

The intervention of Thanksgiving and the approach of cold weather had its effect upon the real estate market during last week, the number of sales decreasing very noticeably. There was some activity, principally in northeast bench residence property, although there were also a number of sales to the south and southeast. The real estate men of the city are beginning to perfect their lines for the real opening of business next spring and a number of them are planning extensive acquisitions to meet strong demands.

STEEL IS NOW HERE FOR TWO BIG HOTELS

After long and tedious waits the steel for both the Utah and the Newhouse hotels began to arrive during the week and the contractors say that from the present time the deliveries will be frequent enough so that there will be no more delay from this source. The huge crane at the Utah hotel site began carrying steel as soon as the first load arrived and the placing of other work which was held up because of its want. Work will now be pushed in the big excavation at South Temple and Main streets and the steel will be a busy scene during the winter days when the weather will permit.

BUSINESS AND REALTY

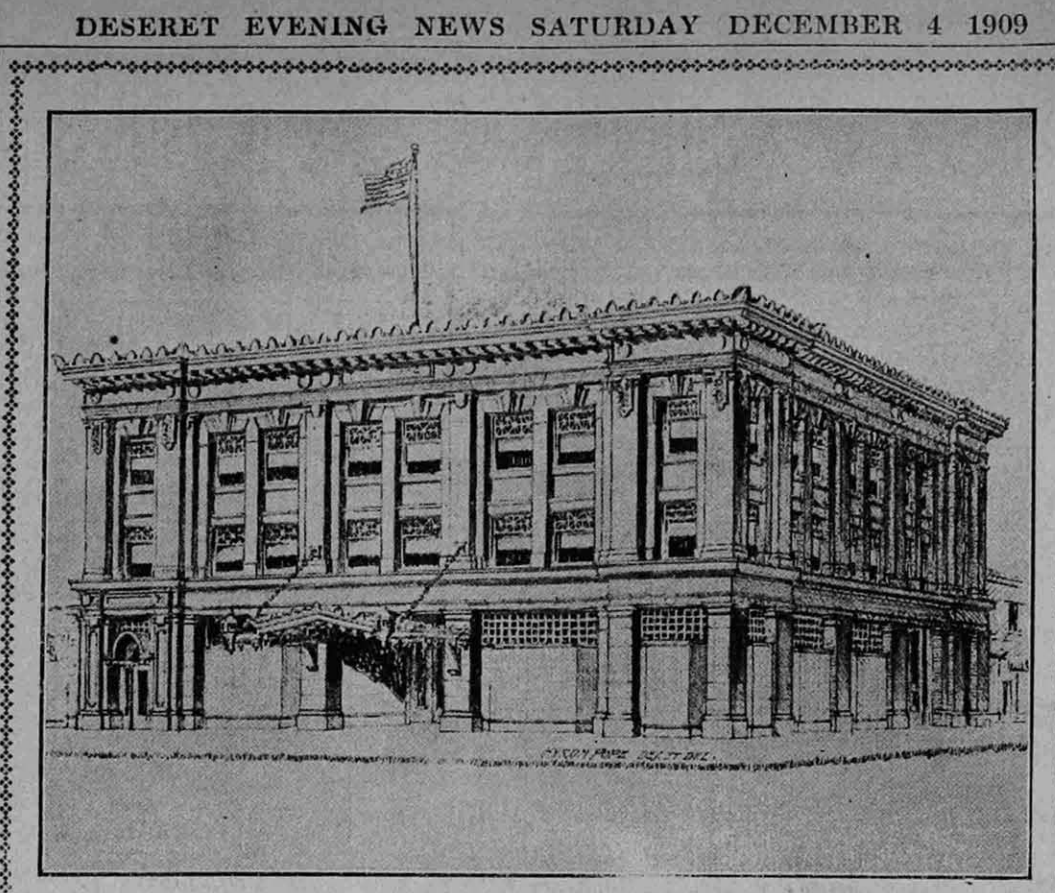
The hurried work of the pre-winter season is not confined to the Main street district, but extends all over the city. On the northeast bench there are many residences which are fairly swarming with men to bring about an early completion, and this holds good also in the south and southeast residence portion of the city.

Work on the Z. C. M. I. annex is being pushed with a view to having the building enclosed before the worst of the winter weather sets in. With reasonable good weather the conditions will be such as to render it possible to work most of the winter on the interior. The site has been practically all placed and the seasons and cement workers are utilizing every practicable hour.

The rain of Thursday and the snow which followed put a stop to practically all of the out-of-door building in the city. The work on the Utah hotel was entirely suspended awaiting better weather conditions and there were but a few men working about the excavations at the Newhouse hotel properties. All of the teams and plows which have been plowing have with the dirt at the Moran building excavation were laid off. The masons and bricklayers on a partially completed structures enjoyed a forced vacation. Many of the structures have progressed far enough to provide work inside for hundreds of mechanics and these are pushing ahead as fast as possible.

The Sierra Nevada Lumber company is going ahead aggressively with a number of buildings to take the place of those burned in the fire of two months ago. Splendid progress has been made since the work was started and before the first of the year the company will be enabled to breathe once more without being confined in their operations. Throughout the western part of the city, particularly in the vicinity of the railroads, there are very general building operations.

Tuttle Bros.—It has been one of the busiest weeks we have had in six months. Outside of being implicated in several of the large deals, we have had all the time of the present time many on hand for property from Fifth to Ninth South on State and Main streets.



THE NEW LYNCH BUILDING.

This fine new three story reinforced cement building at Second South and Second East is rapidly nearing completion. When finished it will have cost approximately \$100,000. It has a ground measurement of 90 by 90 feet. It is built in the renaissance style and much attention has been paid by the designer to add beauty of construction without sacrificing utility.

5,000 acres will be under cultivation. The orchardists are busy now putting in many buildings, residence and ranch, and are getting ready for spring planting." Peterson Real Estate and Investment Co.—The market shows remarkable activity for this season of the year and while there is bound to be a lull about the holidays, it will be welcomed by most of the dealers who desire time to prepare for a heavy business which is expected to begin about the beginning of February. We have several deals on hand which will aggregate \$100,000, but the details are not ready for publication.

Among the larger real estate dealers it has been a busy week with most of the work being done along large lines and in large amounts. While some few have been announced there are quite a number still hanging fire awaiting development. Danley & Johnson say they had a very busy week and report sales amounting to over \$300,000; they sold three lots in Emerson Heights to W. S. Johnson, of Moab, for \$850, and the lots in the same addition to J. Roadhouse of Montello, Nev., for \$550. A four-room modern cottage on Fourth avenue from Cora W. Garah to Mrs. O. Johnson, for \$2,700, and 1 1/2 acres, being 160x10 rods, while it was sold at a fancy price they refuse to give the exact figures.

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REAL ESTATE TRANSFERS.

Table listing real estate transfers with columns for names, addresses, and values. Includes entries for Sarah E. Reed to Utah Loan and Building association, Francis M. Snell et al to August A. Nordyke, and many others.

BUILDING PERMITS.

Table listing building permits with columns for names, addresses, and values. Includes entries for Hamilton Realty company, E. J. Wallace et al to S. H. Auerbach, and others.

ZELAYA IGNORES KNOX'S ULTIMATUM

Said to Have Sent Special Agents To Washington To Have it Set Aside.

MAY APPEAL TO CONGRESSMEN

State Department Cognizant of All but Is Keeping No Espionage Over Emissaries.

Washington, Dec. 3.—President Zelaya has not only refused to take official cognizance of Secy. Knox's note, which was practically an ultimatum, but he is declared to have dispatched special agents to Washington to endeavor to have the ultimatum set aside, first by appeals to the state department, and secondly, by direct appeals to members of Congress.

The state department is fully aware of the presence and identity of these emissaries. While they are being watched in a general way, the United States is maintaining over them nothing that could be construed as espionage.

In addition to this, it was reported today that any attempt that Zelaya might make to escape from Nicaragua would receive the direct and vigorous attention of American warships now there.

The plan to deflect the American program with reference to Nicaragua came to light tonight. Sonor Ferando Sanchez, Dr. Y. M. and others, the former accompanied by his family, registered at a leading hotel.

Members of the Central American diplomatic corps who were in the city, when they discovered the new arrivals, Sonor Sanchez, they declared, is a partner of Zelaya in many business ventures and has between four and five million dollars in gold.

In the afternoon and tonight more than 20 telegrams were dispatched from Sonor Sanchez's rooms. Almost an equally large number were received. This telegraphic activity, Central Americans insist, is aimed at members of Congress, with a view of winning over enough to render the administration's program inoperative in the event it is presented to Congress.

Dr. Salvador Castillo, diplomatic agent of the present government of Nicaragua, and representative of the revolutionists here, today made a formal request to Secy. Knox that he be received on equal terms with agents from Sonor Sanchez's committee. The natural will be informally, as neither the Nicaraguan representatives nor Dr. Castillo has official standing here. It is generally believed that Dr. Castillo's request will be granted.

ZELAYA MAY SEEK SAFETY IN FLIGHT

San Francisco, Dec. 3.—President Zelaya of Nicaragua has long anticipated that he might be compelled to seek safety in flight, according to passengers arriving today from Ancon on the liner Peru, and has kept the gunboat Motomoto manned by a picked crew and fully stocked with coal and provisions lying in Corinto harbor awaiting his orders.

The Peru left Corinto Nov. 12. The gunboat was then in the harbor with an eye on every movement. The recruits being placed aboard as fast as the coal was used. The liner's passengers were told that the vessel was held in readiness at the command of Zelaya and was subject only to his personal orders.

News of the execution of Groce and Cannon did not reach the Peru's passengers until they arrived at a Mexican port. During the stay in Corinto they heard little of the progress of the revolution, although the city was full of ragged soldiers, conscripts of the Nicaraguan army, and the waves of recruiting parties were out in all directions, and every man between 16 and 40 years of age was being held liable for military service.

It was reported that the Nicaraguan government was attempting to enlist the Jamaican negroes, of whom there are many in the country, but were meeting with poor success. Recruiting parties were out in all directions, and every man between 16 and 40 years of age was being held liable for military service.

Miss Isabel Stephens of New York was a passenger on the Peru and attempted to visit the president of the consular office. She was expected to meet the American consul, who was bringing her passport, at the train, but as he was late, she started to walk to his office. She was halted by a ring of soldiers, who surrounded her with bayonets fixed and kept her waiting in the street until the consul came to her rescue.

IN BEET SUGAR PRODUCTION COLORADO LEADING STATE

Denver, Dec. 3.—An estimate completed today makes the income to Colorado farmers from sugar beets this year \$7,500,000, an increase of a million dollars over the product of last year. This is claimed, makes Colorado the leading state in the Union in the production. The acreage, it is asserted, has increased little, the increase being due to larger crops.

CLASSIFICATION OF SOILS.

Berkeley, Cal., Dec. 4.—Named as a member of a national committee of 15 by the American Society of Agronomy, Prof. P. H. Loughridge, professor emeritus of soil science of the University of California, left today for Omaha to attend the first meeting of that body. To the members of the committee is entrusted the task of securing a more systematic and uniform classification of soils in the United States. Prof. Loughridge was retired in July on the Carnegie pension fund, after having served for 18 years as associate professor of physics and geology of soils.

EMPEROR WILLIAM FOR TEMPERANCE

Soldiers of German Army Are Given Bottled Lemon Soda Instead of Schnapps.

DECLARES ROWLAND MUNROE

Is New Jersey Delegate to National Convention of Anti-Saloon League of America.

Chicago, Dec. 4.—Emperor William of Germany is "on the water wagon," and the soldiers of the German imperial army can no longer look to their usual ration of schnapps for courage and sustenance, for in its place they now find bottled lemon soda.

This statement was made by Rowland Munroe of New Jersey, a delegate to the thirteenth national convention of the Anti-Saloon League of America, which opens in Chicago Monday. Mr. Munroe spoke before the superintendents' conference of the league, giving his report on the twelfth international congress on alcoholism, held recently in London, to which he was appointed a delegate by the state department at Washington.

To lend encouragement to the members of the Anti-Saloon league in their proposed campaign against the army canteen, Mr. Munroe quoted from the statements made by the German delegates to the London convention as to what had already been accomplished in the temperance cause with the ruler and army of the most noted beer-drinking nation on earth.

CHINA WILL SEND THOUSANDS OF STUDENTS

New Haven, Conn., Dec. 4.—China expects to send between 2,000 and 3,000 students to this country to be educated through the fund created through the United States' share of the Boxer indemnity, according to Tong Kwos Oon, the official who has charge of the Chinese government's students in America. Tong Kwos Oon is in New Haven to arrange for the reception of six students in Yale next fall. He will return to China soon and expects to come back to America next summer with a larger class of Chinese boys than the party of 48 which he brought this year. The students are being distributed among many schools as possible.

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