

Omaha Area Board Of REALTORS

The First 100 Years

Preface

The Omaha Area Board of REALTORS was founded in 1886 — One hundred years ago. This Centennial Book is a documentation of the activities, growth, development, and involvement of the Board in the City of Omaha, the State of Nebraska, and in the real estate industry.

As the Committee worked, more and more of the heritage of Omaha entered into the Book. Our heritage is strong, our commitment is great, and our ideals genuine. We are successful as a Board of REALTORS because we encourage professionalism, enforce ethical conduct and serve the needs of the buying and selling public.

We are proud to present a glimpse into the past ten decades of the Omaha Area Board of REALTORS — and of Omaha — and of the Board's role in the shaping of history.

Arlyne Geschwender

Arlyne E. Geschwender
1986 Centennial President,
Omaha Area Board of REALTORS

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Introduction

The past 100 years of the Omaha Area Board of Realtors has been organized in this Centennial Book to show our early years from 1886 to 1900; 1900 to 1920; and subsequent decades to the present. Not all decades were documented in like manner; however, an attempt has been made to include the following categories:

Architecture & House Style
City Concerns, Improvements, Taxation
Contracts
Cost of Living, Average Income
Financing, House Payments Typical of Era
Membership Figures & Dues
Population of the Area
Real Estate Ads
Presidents and Executive Officers

There are pictures of the City as it grew, real estate ads as they have changed, and a few original documents of interest. In addition, Past Presidents have given their overview as members of "The Ancient and Venerable Order of Coots" (or "Old Coots").

Acknowledgements

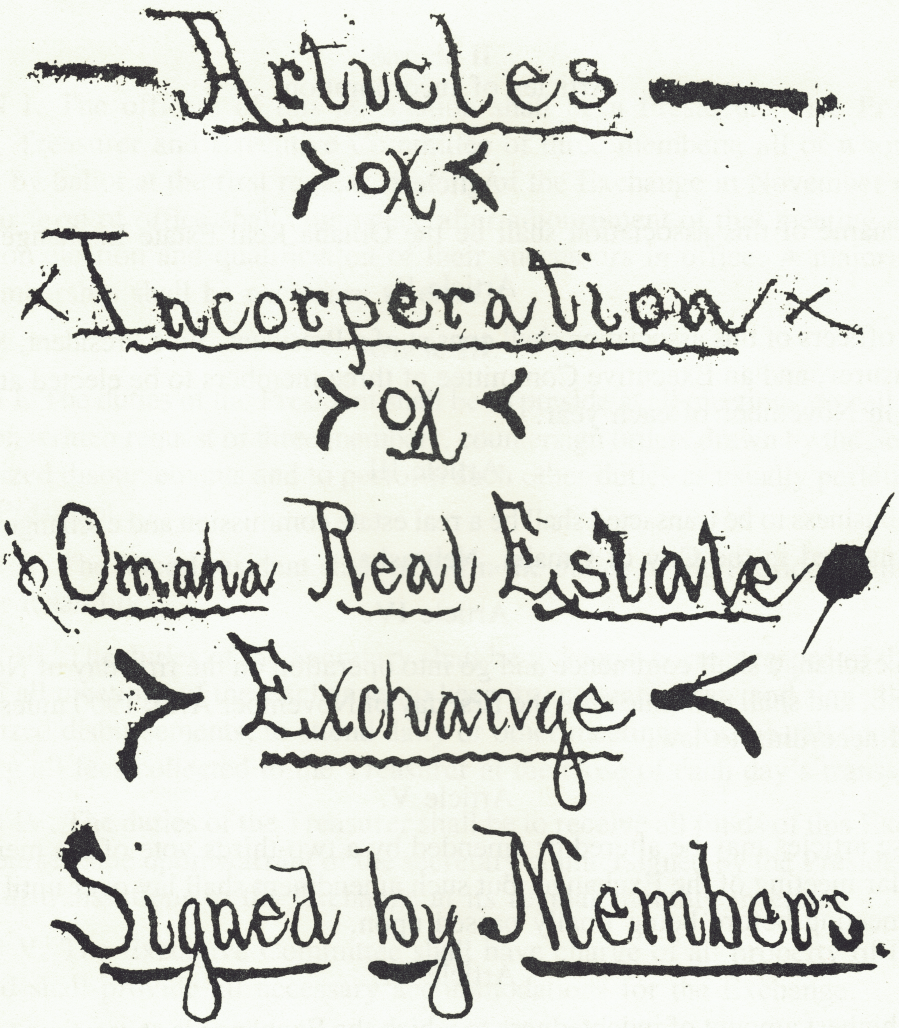
Thanks to all members of the OABR Centennial Committee, including Chairman Karen Gray and committee members Ellie Bane, Jacque Toman-Blight, Hester Bogues, Sherry Coughlin, Arlyne Geschwender, Dee Neble, Fran Rice, Judi Sorensen, Mary Strode and Pat Wilkie. They worked very hard to research the records of the Board, reading through a century's collection of meeting minutes. They also provided guidance in putting the book into its final form.

Thanks to Nebraska Realtors Association Executive Vice President Jeanene Davis, who helped with research and who also wrote the first draft of much of the book.

Thanks to Staff Liaison Laurie Pumper, who helped research the book and who wrote and edited the book into its final draft.

We would like to thank all the Past Presidents, 'Old Coots,' and other members who provided us with the photos and stories which helped make this history come to life. Special thanks to Past President Clay Thomas; he was kind enough to document in detail many of the earlier activities of the Board. Thanks also to the Realtors who wrote ''65 Years of Success — The Omaha Real Estate Board,'' in 1952; the book was an important resource for us in compiling this Centennial book.

Several outside resources were also important to the success of this project. The Greater Omaha Chamber of Commerce provided us with the photos shown on pages 41, 53, 63, 65, 67, 75 and 85. The Omaha World-Herald provided us with copies of the advertising used throughout the book; much of the information on world events and city concerns was gleaned from the World-Herald's special Centennial Year edition, printed December 29, 1985. Articles from the Omaha World-Herald and Midlands Business Journal, preserved in the Board's records and the scrapbooks of its members, have been reprinted. Information on our community's architecture was researched using as a reference ''Omaha City Architecture,'' a publication of Landmarks, Inc., and the Junior League of Omaha, Inc. (1977).



The original Articles of Incorporation, dated October 30, 1886, were in handwritten form. The following is a printed copy of the document.

Articles of Incorporation and Bylaws
of
The Omaha Real Estate Exchange

Incorporated October 30th, 1886

Articles of Incorporation

Article I.

The name of this association shall be the Omaha Real Estate Exchange.

Article II.

The officers of this association shall consist of a President, Vice President, Secretary and Treasurer, and an Executive Committee of three members to be elected at the first meeting in November of each year.

Article III.

The business to be transacted shall be a real estate commission and exchange business to be transacted in the City of Omaha, Nebraska.

Article IV.

This exchange shall commence and go into operation on the first day of November A.D. 1886, and shall continue until the first day of November A.D. 1900 unless sooner dissolved according to law.

Article V.

These articles may be altered or amended by a two-thirds vote of the members at any regular meeting of the Exchange, but such amendment shall lay over until the next regular meeting before being finally passed upon.

Article VI.

The highest amount of indebtedness to which the Exchange is at any time to subject itself shall be two hundred dollars ($200.00).

Bylaws

Article I.

SECTION I. The object of this association shall be the maintenance of an Exchange for the purpose of offering for sale and selling real estate, Mortgages, Bonds and other securities.

Article II.

SECTION I. The officers of this association shall be a President, Vice President, Secretary, Treasurer and Executive Committee of three members, all of whom shall be elected by ballot at the first regular meeting of the Exchange in November of each year. Their term of office shall commence after adjournment of that meeting and terminate upon election and qualification of their successors in office. A majority vote of the membership shall be necessary to elect.

Article III.

SECTION I. The duties of the President shall be to preside at all meetings, to call special meetings on written request of three members, countersign orders drawn by the Secretary for authorized disbursements and to perform such other duties as usually pertain to the office of President.

SECTION II. The Vice-President shall perform the duties of the President during his absence or disability.

SECTION III. The duties of the Secretary shall be to keep a correct record of the transactions of all meetings of the Exchange, to keep its accounts, draw and sign all orders for authorized disbursements, to attend daily or other meetings for the call committee, transferring all fees collected to the Treasurer at the close of each day's transactions.

SECTION IV. The duties of the Treasurer shall be to receive all funds of this Exchange and to disburse same upon warrant of the secretary countersigned by the President, and to report all transactions to the Exchange at its regular monthly meetings.

SECTION V. The Executive Committee shall have charge of all property of the Exchange and shall provide all necessary accommodations for the Exchange.

Article IV.

SECTION I. Any individual or firm in the Real Estate business who maintain an office for the transaction of such business shall be eligible to membership in the Exchange. A firm shall be entitled to but one vote on any question.

SECTION II. Any firm or person desiring a membership in the Exchange shall file with the Secretary a written application to be endorsed by two members of the Exchange and accompanied by the admission fee of ten dollars ($10.00). Such application may be acted upon at any meeting of the Exchange. Members shall be admitted or expelled only upon a majority vote of the members of the Exchange. Upon signing articles of incorporation and By-Laws after election members shall be admitted to all privileges of the Exchange.

Article V.

SECTION I. Any member of the Exchange may list property for sale on call or at auction. A fee of ten (10) cents shall be paid at the time of the listing for each item listed. On sales made by virtue of each listing a fee of two dollars ($2.00) on sales of one thousand dollars ($1000.00) or less and five dollars ($5.00) on sales of over one thousand dollars ($1000.00) shall be paid to the Exchange by the member listing same.

SECTION II. A failure to deliver property sold according to the terms listed shall subject the member listing same to a fine of Twenty Five Dollars ($25.00) to be imposed by the call committee from whose action appeal may be had to the Exchange.

SECTION III. The member listing property for sale shall specifically limit time for which it is listed, which shall in no case exceed thirty days and shall have the right to withdraw any item listed three days after listing same.

Article VI.

SECTION I. The rates of commission to be charged by members of the Exchange shall be five per cent on sales of One thousand Dollars ($1000.00) and less than Ten thousand Dollars ($10,000) five percent on the first thousand and two and one-half per cent on the remainder, on sales of ten thousand dollars ($10,000.00) or more two and one-half per cent.

Article VII.

SECTION I. A call committee of three members shall be appointed by the President, who shall serve until their successors are appointed. This committee shall have in charge all matters pertaining to the listing, calling and offering at auction of all property listed, and may formulate rules for the regulation of such business not in conflict with these By-Laws.

SECTION II. Property listed shall be called two successive sessions and lists shall be accessible to members of the Exchange only.

SECTION III. The committee shall have power to reject for cause property offered for call or auction sale. Appeal may be had from action of the committee to the Exchange.

Article VIII.

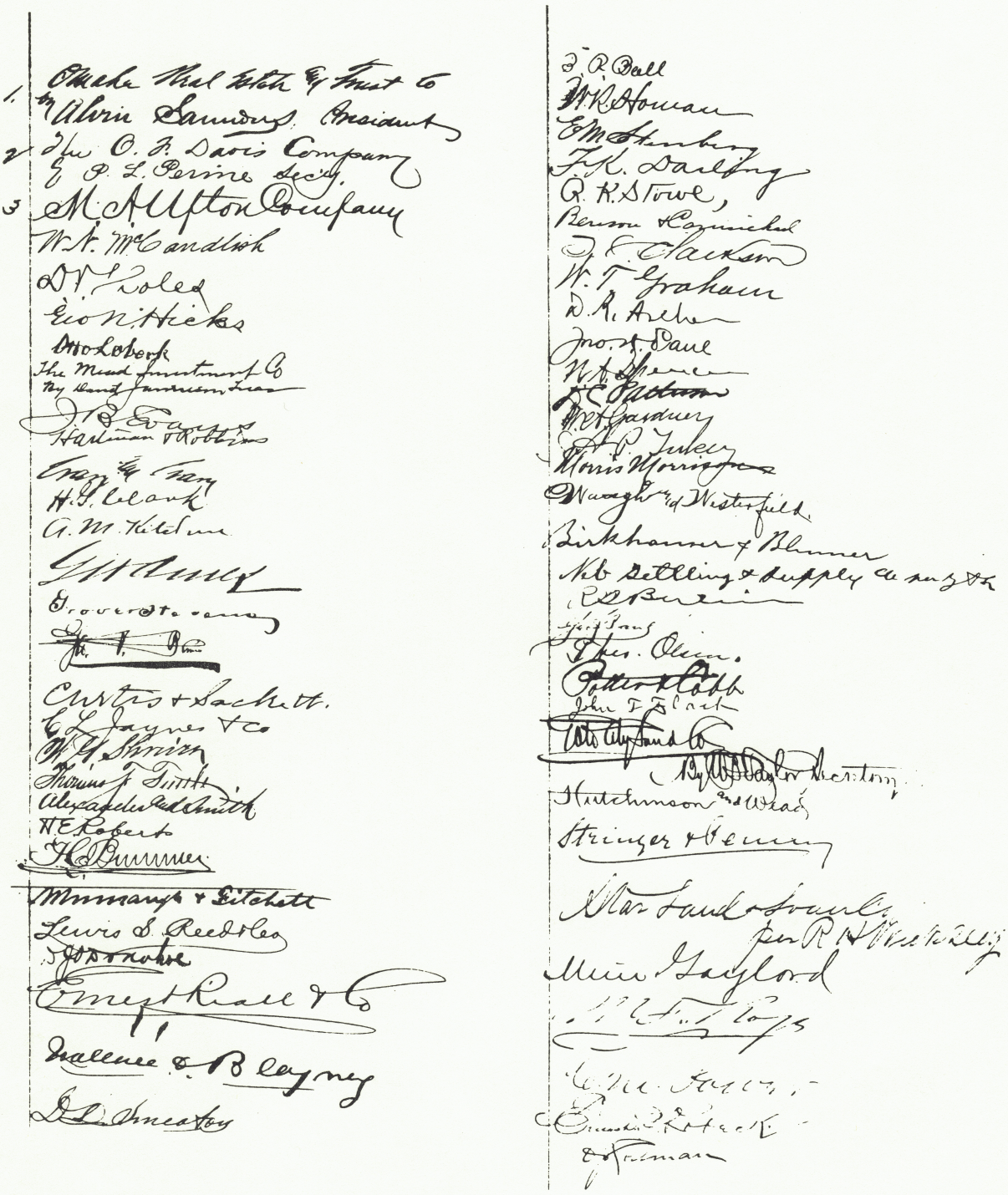
SECTION I. No indebtedness shall be incurred by the Exchange to exceed Two hundred dollars ($200.00) in amount.

Article IX.

SECTION I. The regular business meetings of the Exchange shall be held on the first Saturday of each month at 3 O'Clock P.M. Twelve members shall constitute a quorum for the transaction of business.

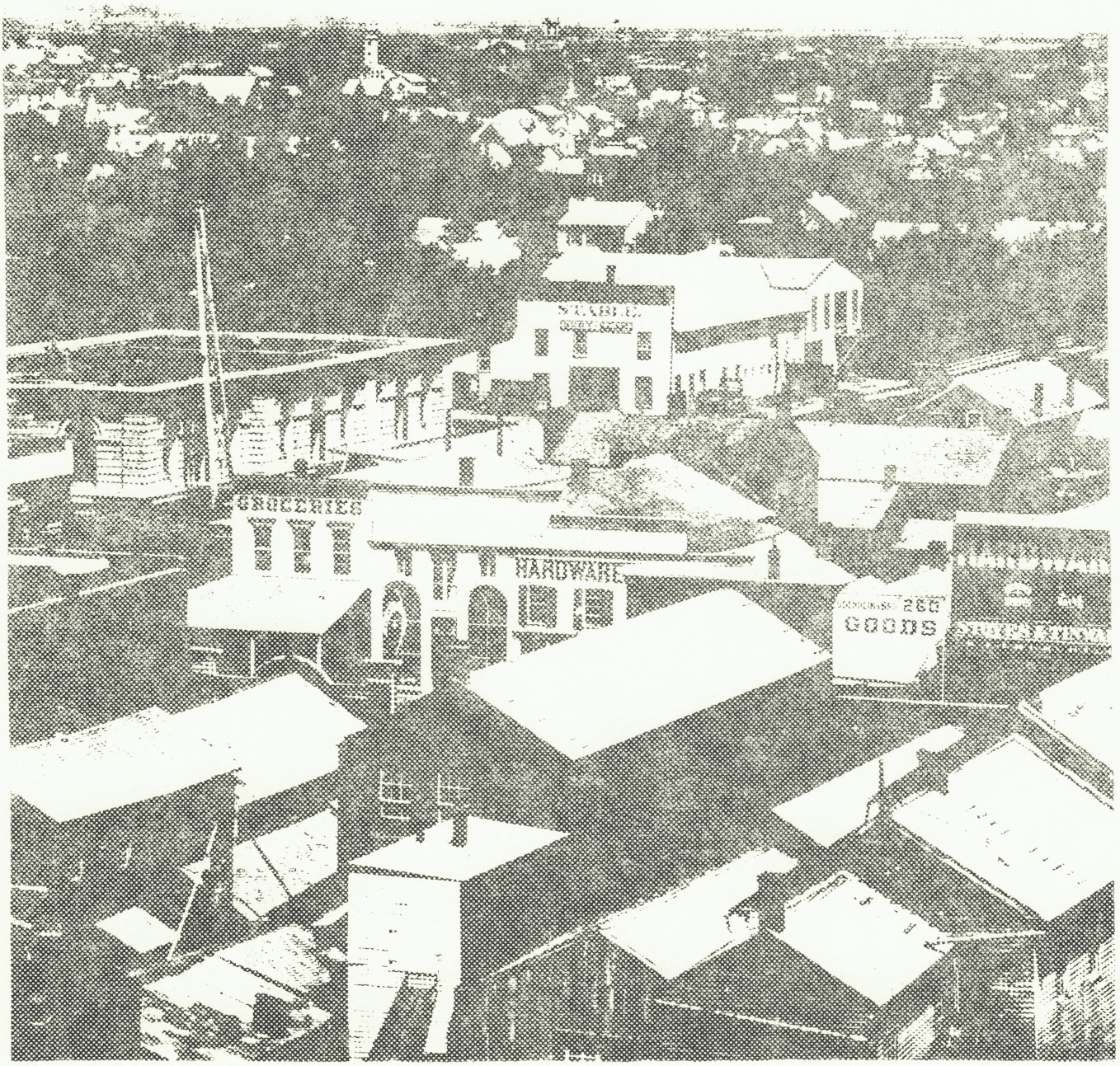
Article X.

SECTION I. These By-Laws may be repealed, altered or amended by a majority vote of the members of the Exchange at any regular meeting or at any meeting called for that purpose.



The signatures above were copied from the original documents, signed October 30, 1886.

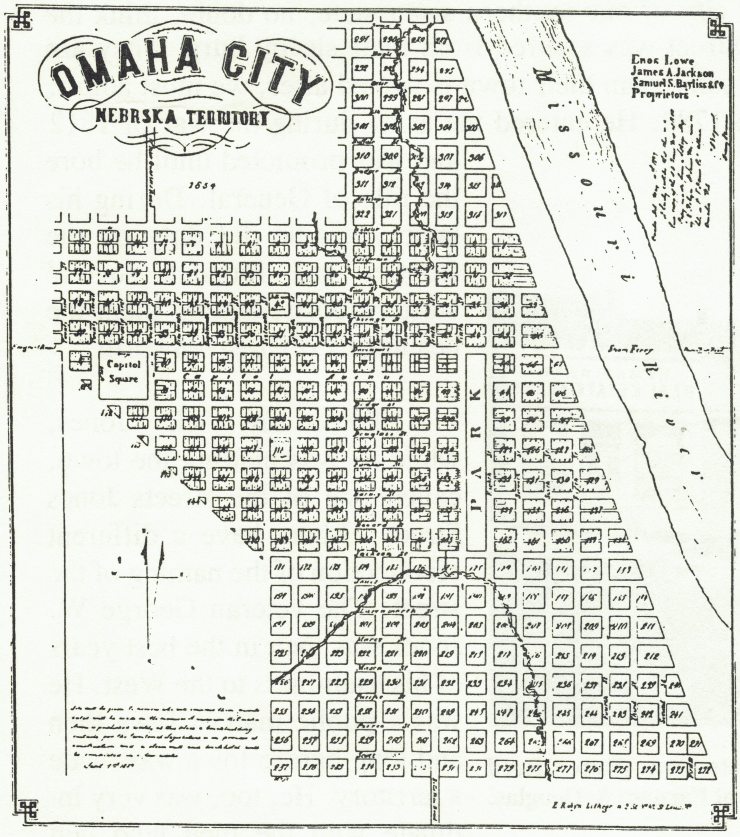
1886 — 1900



1886:
The Omaha Real Estate Exchange

America in 1886 was a land of promise. The Statue of Liberty, placed in New York Harbor that year, welcomed large numbers of immigrants. Many of them came West on the railroads, starting new lives in the farmland of Nebraska and elsewhere. A company named Sears-Roebuck was just getting its start in the retail business, and a new drink called Coca-Cola was introduced.

Real Estate agents in Omaha began discussing an idea which had been adopted in only a few other cities: They wanted to form an organization which would help foster cooperation between agents. In October of 1886, sixty-one real estate men signed the Articles of Incorporation of the Omaha Real Estate Exchange. They represented nine companies. There being no state or national association for real estate at that time, the agents had to formulate their own Code of Ethics — which became the nucleus for the first Code of Ethics of the National Association of Real Estate Boards in the early 20th century.



City Boundaries

In a map of Omaha dated January 19, 1885, the city boundaries extended roughly to the Stockyards on the south and Ames Avenue to the north; streets are numbered as far west as 27th Street, although more had been surveyed.

Town Site Company named streets by taking a list of all men of eminence in the nation during the 1850's. Nearly all business streets are named after politicians and statesmen, with a tendency toward selecting those of Democratic faith.

Excerpts from the book "Anecdotes of Omaha" follow:

"Pierce Street was named after an illustrious Democrat. Franklin Pierce was President of the United States in 1854, when Nebraska was admitted as a territory; he signed the enabling act... During the same year, the City of Omaha was surveyed and platted and in honor of the man who presided over the destinies of the Nation at that time, the first street named in the city was called Pierce Street.

"Pacific Street, the one next to Pierce, was one of the four streets not named after a public man. The Pacific Ocean undoubtedly had something to do with the title.

"Biographers speak of William L. Marcy as a distinguished American statesman of the Democratic Party who was born in Massachusetts in 1812. He was Secretary of War during President Polk's administration. He retired to private life for a time, but assumed public duties again during President Pierce's administration, serving as Secretary of State four years. After him Omaha's Marcy Street was named.

"Mason Street is the next north of Marcy. He was a politician and in public life. He was Judge Mason of the Iowa bench and an intimate friend of the pioneer Lowe brothers. He was a Democrat undoubtedly, as he held office under that kind of administration; he afterwards became Commissioner of the General Land Office.

The inhabitants of that slow city of our southern sister state, no doubt, think the named applied to Leavenworth Street was secured from their sleepy burg. They are mistaken. It was named after the same man their town is named after, we must admit; Henry Leavenworth was born in 1789. He entered the army during the war of 1812 and was promoted until he bore the title of General. During his later years he did duty on the frontier and founded several western posts, among them the beautiful Fort Leavenworth.



One of Omaha's oldest existing real estate firms (Byron Reed Co.) is shown in this photo of 14th Street at Farnam & Douglas.

"Some say A.D. Jones, while he was platting the town, called one of the streets Jones Street. Others have a different recollection of the naming of the street. The veteran George W. Jones was then in the best years of his usefulness to the West. He was a public man in Iowa then and long before Iowa was made a territory. He, too, was very intimate with the men who laid

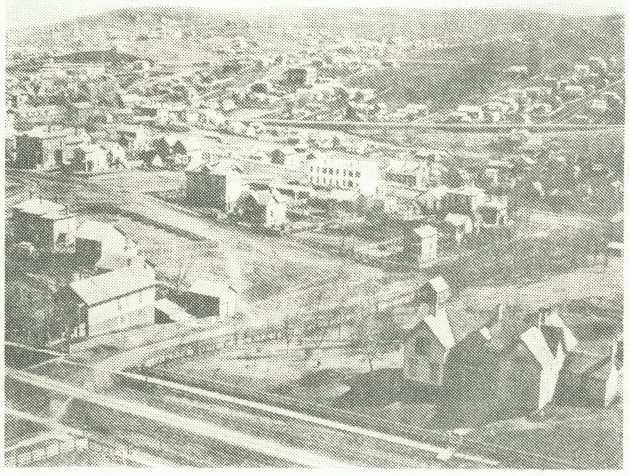
out the town and the fact is, Jones Street was named after him.

"No one will question whom Jackson Street is named after. It is honored, like Pierce, with the name of a President. Andrew Jackson was born in 1767. According to one historian "he learned to read, write and cast accounts — little more; he was not a well informed man." But Jackson possessed enough strong individuality to rise to the highest plane in the gift of a free people. From 1796 until his death in 1845, he was in public life both as a soldier and a statesman.

"Howard Street was named in compliment to Colonel Howard, the father-in-law of Henry Farnam, after whom Farnam Street was named. Harney Street derives its name from General Harney, who was stationed in the West when Omaha was born.

"When Omaha's streets were named, the Rock Island railroad was built as far west as Iowa City. One of the promoters of that enterprise was Henry Farnam, a wealthy banker of Hartford, Connecticut. Dr. Enos Lowe was intimate with Farnam and called our present main street after him.

"Douglas Street derives its name from another illustrious Democrat... he was called "the little giant." He was successively a Judge, member of Congress and a United States Senator. Buchanan secured the Democratic nomination for President from him in 1856. In 1860, he was again a candidate for nomination and secured it, but was defeated at the polls by Lincoln.





These photos, taken in the late 1800s, show Omaha with dirt streets and wooden sidewalks. The top photo was taken looking southeast from 20th and Dodge, showing Omaha's residential section. The bottom photo, at the northwest corner of 13th and Douglas Streets, shows early businesses.

"A leading man in Iowa was A.C. Dodge when Omaha's streets were named and to honor him, Dodge Street was so called.

"Capitol Avenue derived its name for the Capitol Building that was erected where the High School now stands . . . In early days a firm of bankers from Davenport, Iowa, opened a banking house in Florence and they named Davenport Street in honor of

their home and also a prominent family of that name there. Chicago Street needs no explanation. Cass Street was named after Lewis Cass, a prominent Democratic statesman and Secretary of State in President Buchanan's cabinet. Cass was the Democratic candidate for President against Taylor in 1848.

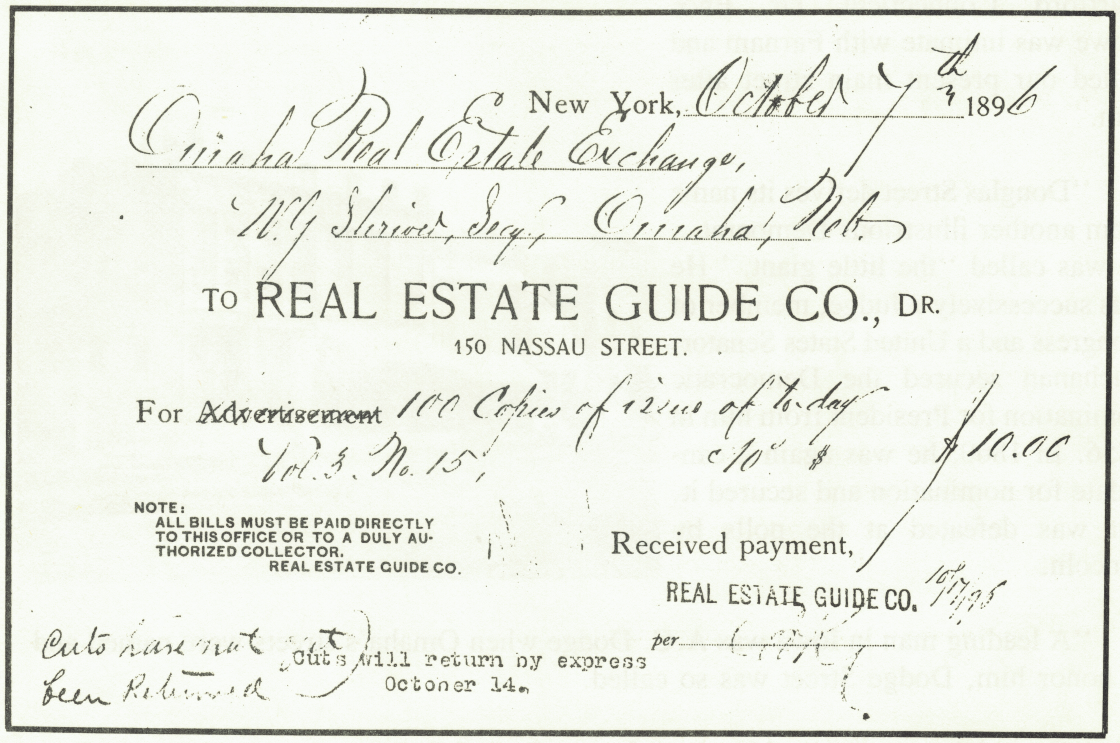
"Webster Street is named after one of America's most brilliant men. Daniel Webster, the celebrated statesman, jurist and orator, was born in New Hampshire in 1772. In 1812 he commenced public life as a member of Congress. With slight intermissions he was in public positions almost to the day of his death, which occurred in 1852.

"Burt, Cuming and Izard Streets follow Webster Street north in the order named. They are named after Nebraska's three territorial Governors, who were all Democrats. These three streets were named by Governor Cuming, as well as Nicholas Street, the northern boundary of the original town. Who Nicholas Street was named after no one seems to know.

"It would be impossible to follow the streets in the additions to the City. They are numerous and all sorts of names have been applied to them. Sherman Avenue was named after General Sherman and Saunders Street after Governor Saunders.* Judge Lake and Messrs. Poppleton and Woolworth have been remembered in the street names."

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*Gov. Saunders also had the distinction of being the first President of the Omaha Real Estate Exchange.



New York, October 7th 1896

Omaha Real Estate Exchange,

W. J. Shriver, Esq., Omaha, Neb.

TO REAL ESTATE GUIDE CO., DR.

150 NASSAU STREET.

For ~~Advertisement~~ 100 Copies of issue of to-day Vol. 3. No. 15, @10c $ $10.00

NOTE:
ALL BILLS MUST BE PAID DIRECTLY TO THIS OFFICE OR TO A DULY AUTHORIZED COLLECTOR.
REAL ESTATE GUIDE CO.

Received payment,

REAL ESTATE GUIDE CO. 10/7/96

per

Cuts have not been Returned

Cuts will return by express Octoner 14.

This order for 100 copies of Real Estate Guide is dated October 7, 1896. The Guide was a predecessor of today's Multiple Listing Service book.

Omaha, Neb., December 1st, 1886.

DEAR SIR:

For the more satisfactory transaction of business we have organized a Real Estate Exchange, with office at No. 1519 Farnam street. By this means persons listing property at the Exchange, or at the office of any member, command the services of the entire membership in securing customers, though the owners deal with but one office, thus doing away with all differences between agents and owners as to terms, commission to be paid for selling, etc., so frequently arising where property is placed in the hands of more than one agent. Greater security and promptness is obtained by means of an Exchange, and the business is placed on a more satisfactory basis.

It is also our purpose to make the Exchange a bureau of information for strangers seeking investments in the west, and to that end will collect and publish statistics showing the growth of Omaha and its advantages as a commercial and manufacturing center. Believing that you will find it to your interest to place with us such property as you may have in the market, we remain,

Very Truly Yours,

OMAHA REAL ESTATE AND TRUST CO., P. C. Himebaugh, President; Alvin Saunders, Secretary.	1504 Farnam St.
MARSHALL & LOBECK,	1509 Farnam St.
BELL & McCANDLISH,	1511 Dodge St.
HARTMAN & GIBSON,	1412 Farnam St.
MEAD & JAMIESON,	318 South Fifteenth St
GREGORY & HADLEY,	320 South Fifteenth St.
W. G. SHRIVER,	Frenzer Block, Opp Postoffice.
M. A. UPTON & CO.,	1509 Farnam St.
CLARK & FRENCH,	1516 Douglas St.

This letter was an early attempt at recruitment of new members, placed just one month after the Real Estate Exchange was incorporated.

Cost of Living

Lots sold for $500.00 to $900.00; cotton flannel sold for 5¢, 8¢ and 10¢ a yard; medication sold for 25¢; to advertise ten words, three times cost 30¢.

Population

The estimated population of Omaha in 1886 was 60,000. The city was in a period of rapid growth, the result of railroad expansion and immigration. The population continued to rise through 1890, then fell off somewhat after an economic depression in the early 1890s.

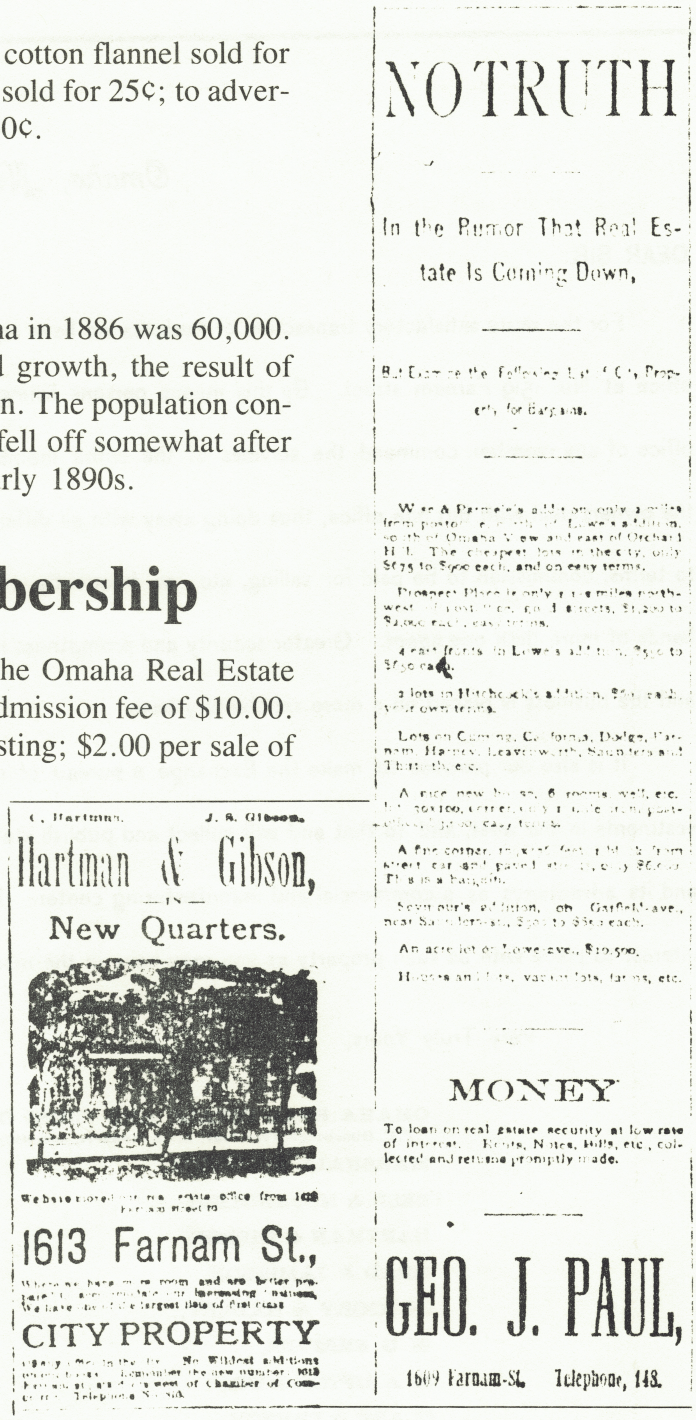
Exchange Membership

Sixty-one members belonged to the Omaha Real Estate Exchange in 1886. They paid an admission fee of $10.00. The Exchange received 10¢ per listing; $2.00 per sale of $1,000 or less; $5.00 per sale over $1,000. A fine of $25.00 was levied against those who failed to submit listings. The Exchange's budget was $200.

The Commission Schedule, as stated in the Bylaws:

On sales up to $1,000.00 commission was 5%; from $1,000.00 to $10,000.00 or more, the rate was 2.5%. In the early years of the Board, these fixed commission schedules were common in cities around the nation. Such schedules were later found to violate anti-trust law, and the practice was discontinued.

Commission schedules are no longer a part of Board policy or part of the Bylaws.



NO TRUTH

In the Rumor That Real Estate Is Coming Down,

But Examine the Following List of City Property for Bargains.

Wm. A. Paxton's addition, only a mile from post-office, south of Lowe's addition, south of Omaha View and east of Orchard Hill. The cheapest lots in the city, only $175 to $300 each, and on easy terms.

Prospect Place is only two miles northwest of post-office, on 16 streets, $150 to $300 each, easy terms.

4 east fronts in Lowe's addition, $300 to $500 each.

2 lots in Hitchcock's addition, $600 each, easy terms.

Lots on Cuming, California, Dodge, Davenport, Harney, Leavenworth, Saunders and Thirteenth, etc.

A nice new house, 6 rooms, well, etc. Lot 30x100, corner, only a mile from post-office, $3,000, easy terms.

A fine corner in west part of city, 3 blocks from street car and paved street, only $600. This is a bargain.

Seven lots in Lowe's addition, on Garfield-ave., near Saunders-st., $300 to $350 each.

An acre lot on Lowe-ave., $1,050.

Houses and lots, vacant lots, farms, etc.

MONEY

To loan on real estate security at low rate of interest. Rents, Notes, Bills, etc., collected and returns promptly made.

GEO. J. PAUL,

1609 Farnam-St. Telephone, 148.

C. Hartman. J. S. Gibson.

Hartman & Gibson,

— IN —

New Quarters.

We have moved our real estate office from 1618 Farnam street to

1613 Farnam St.,

where we have more room and are better prepared to serve our increasing patrons. We have the largest list of first class

CITY PROPERTY

ever offered by any firm. No. Willcox addition, which is between the new number 1618 Farnam st. and a block west of Chamber of Commerce. Telephone No. 548.

Real estate ads from the era. Among the properties advertised: "A nice new home, 6 rooms, well, etc. Lot 30x100, corner, only a mile from post-office, $3,000, easy terms." "4 east fronts in Lowe's addition, $350 to $650 cash."

The ads appeared in an August, 1887, issue of the Omaha Daily Herald (now the Omaha World-Herald).

Major News Events Of The Day

One of the major news stories of the 1880s was the Blizzard of '88, which took Omaha and the Midwest by surprise. More than 200 people died in the blizzard, 20 to 25 of them in Nebraska. Children in rural areas were forced to stay in their one-room schoolhouses until the storm subsided. The bodies of some of the travelers caught in the storm were not found until the Spring.

In 1896, the young editor-in-chief of the Omaha Daily Herald resigned to run for President of the United States. William Jennings Bryan lost the election to Republican William McKinley in 1896 and again in 1900.

The Trans-Mississippi Exposition of 1898 occupied 200 acres in two tracts near the present-day Kountze Park in Omaha. The Exposition brought hundreds of people Omaha.

OFFICERS.
E. A. BENSON, Pres.
C. C. GEORGE, V. Pres.
W. G. SHRIVER, Secy.
G. G. WALLACE, Treas.

EXECUTIVE COMMITTEE.
A. L. REED, Chairman.
J. J. GIBSON.
W. L. SELBY.

ADVISORY COMMITTEE.
A. P. TUKEY.
A. SAUNDERS.
LEWIS S. REED.
A. U. WYMAN.
JNO. A. McSHANE.
T. S. CLARKSON.
GEO. P. BEMIS.
A. L. REED.
P. L. PERRINE.
G N. HICKS.
C. HARTMAN.
S. S. CURTIS.
W. B. TAYLOR.
W. S. BENAWA.
W. B. MEIKLE.
G. M. NATTINGER.
C. A. STARR.
THOS. BRENNAN.
C. C. GEORGE.
G. W. AMES.
GEO. H. PAYNE.
JNO. W. ROBBINS.
F. K. DARLING.
J. J. GIBSON.
W. F. SMITH.
J. B. CARMICHAEL.
W. H. CRARY.
F. D. WEAD.
C. F. HARRISON.
W. L. SELBY.
E. A. BENSON, Pres.
W. G. SHRIVER, Sec.
Ex off. members.

Omaha Real Estate Exchange.

INCORPORATED OCTOBER 30, 1886.

Omaha, Neb. Dec. 30, 1896.

L. S. Skinner,

City,

Dear Sir:--

The Omaha Real Estate Exchange is publishing a pamphlet which will contain the names of its officers and members. Before doing this it is the wish of the Exchange to get as many desirable members as possible who ought to belong to the Exchange and can't well afford to stay out. Applications for membership will be received up to Jan. 4th, 1897.

Please send in your application accompanied by a membership fee of $3.00.

Yours very truly,

W G Shriver Sec.

The Exchange conducted another recruitment effort in 1896, this one in the form of a letter from Exchange Secretary W.G. Shriver.

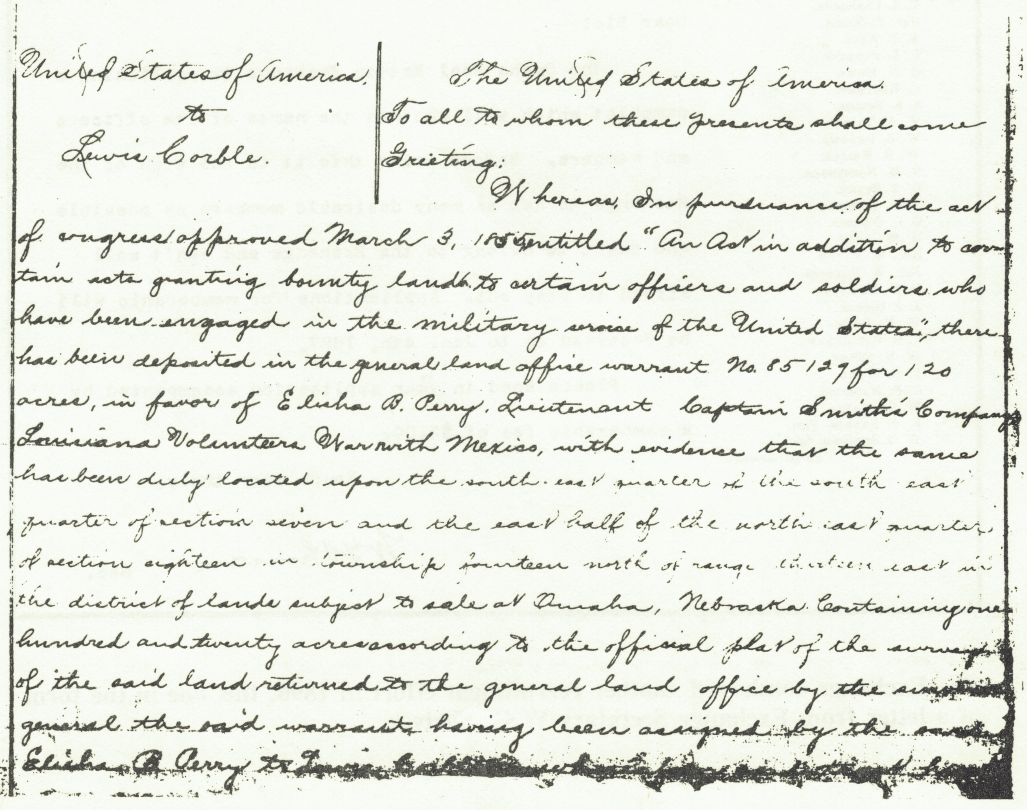
Contracts

All contracts and deeds of these early years were handwritten. The document shown here states, in part, as follows:

"Whereas, In pursuance of the act of congress (sic) approved March 3, 1855, entitled 'An Act in addition to certain acts granting bounty land to certain officers and soldiers who have been engaged in the military service of the United States,' there has been deposited in the general land office warrant No. 85129 for 120 acres, in favor of Elisha B. Perry, Lieutenant Captain Smith's Company, Louisiana Volunteers War with Mexico, with evidence that the same has been duly located upon the south-east quarter of the south-east quarter of section seven and the east half of the north-east quarter of section eighteen in township fourteen north of range thirteen east in the district of lands subject to sale at Omaha, Nebraska. Containing one hundred and twenty acres according to the official plat of the survey of the said land returned to the general land office by the surveyor general the said warrant having been assigned by the said Elisha B. Perry to Lewis Corble in whose favor said tract has been located.

"Now Know ye. That there is therefore, granted by the United States unto the said Lewis Corble as aforesaid and to his heirs the tract of land above described: To have and to hold the said tract of land, with the appurtenances thereof, unto the said Lewis Corble as assignee as aforesaid and to his heirs and assigns forever.

"In testimony whereof, I, Abraham Lincoln, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed."



1 28 United States of America. To Lewis Corble.

The United States of America. To all to whom these presents shall come Greeting:

Whereas, In pursuance of the act of congress approved March 3, 1855 entitled "An Act in addition to certain acts granting bounty lands to certain officers and soldiers who have been engaged in the military service of the United States", there has been deposited in the general land office warrant No. 85129 for 120 acres, in favor of Elisha B. Perry, Lieutenant Captain Smith's Company Louisiana Volunteers War with Mexico, with evidence that the same has been duly located upon the south-east quarter of the south-east quarter of section seven and the east half of the north-east quarter of section eighteen in township fourteen north of range thirteen east in the district of lands subject to sale at Omaha, Nebraska Containing one hundred and twenty acres according to the official plat of the survey of the said land returned to the general land office by the surveyor general the said warrant having been assigned by the said Elisha B. Perry to Lewis

been located.

Now Know ye, That there is therefore, granted by the United States unto the said Lewis Corble as assignee as aforesaid and to his heirs the tract of land above described: To have and to hold the said tract of land, with the appurtenances thereof, unto the said Lewis Corble as assignee as aforesaid and to his heirs and assigns forever.

In testimony whereof, I, Abraham Lincoln, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the tenth day of April, in the year of our Lord one thousand eight hundred and sixty-one and of the Independence of the United States the ~~one hundred and~~ eighty-fifth.

L. S.

By the President: Abraham Lincoln
By W. O. Stoddard Secretary
J. M. Granger, Recorder of the General Land Office

Recorded: Vol. 482 Page 288.
M. L. 4 2 4 81
B.

M. & M.
R. W. R.
N. O.

Department of the Interior.
General Land Office.
Washington, D. C., July 22nd, 1887.

I Wm. A. J. Sparks, Commissioner of the General Land Office, do hereby certify that the annexed copy of Patent in favor of Lewis Corble founded on location made with warrant No. 86129 for 120 acres act of 1855 is a true and literal exemplification from the record in this office.

United States General Land Office

In testimony whereof, I have hereunto subscribed my name, and caused the seal of this office to be affixed at the City of Washington, on the day and year above written.

Wm. A. J. Sparks,
Commissioner of General Land Office

Entered in Numerical Index and recorded August 16th, A. D. 1887, at 4:20 o'clock P. M.

COMPARED K

County Clerk.

Quotes From Old Coots

"The Real Estate Board is the oldest trade organization in Omaha.

"At the time the Board was organized in 1886 there was no Grain Exchange, no Ak-Sar-Ben, no Chamber of Commerce, no Live Stock Exchange (the Stockyards were established in 1884.)

"Armour-Cudahy Company (they separated at a later date) and Swift & Company were established in 1886, as was another packing firm established by Sir Thomas Lipton of tea merchant fame . . .

"The telephone in Omaha was only 7 years old, city water distribution 5 years, and electric light had existed only 3 years."

Clay H. Thomas
written in 1954

"My father had taken in a farm as commission. He owned a couple hundred acres right on the Missouri River. They had a flood that spring (my father was telling me about this); he went out and hitched up the horse and buggy, and they drove out to where the farm was. The river had changed courses. He said it was a rather big flood, and it was eating into the bank. They would sit there and about half an acre at a time would drop off into the water. They were there all day and when they left, the farm was completely gone. Of course, he probably got it for a song. I don't know anything about the monetary value, but he said that was quite an experience to see a whole farm slip into the river. This was about 1895."

B.H. Buras
Told in 1986

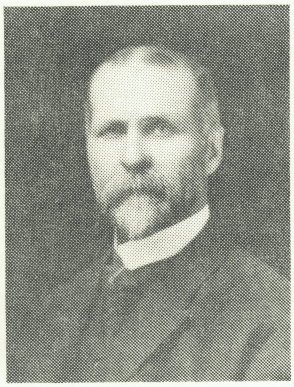
Presidents Of The Omaha Real Estate Exchange, 1886-1899



Alvin Saunders
1886



Chris Hartman
1887-1888



E.A. Benson
1889-1891
1896-1899



A.P. Tukey
1892-1895
1900