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Rent or buy home? Attitudes are shifting

THE LOS ANGELES TIMES

Data may show that the housing markets are in recovery, but a lot of people are still asking: Why buy a home anyway?

The housing bust has created great skepticism about the traditional connection between homeownership and the American dream, a survey commissioned by the MacArthur Foundation has found.

The How Housing Matters

Survey, released Wednesday, found that more than threequarters of Americans believe we are still in the middle of the housing crisis or that the worst is yet to come. When it comes to remedies, two-thirds believe

ownership equally. More than 7 in 10 renters aspire to own a home someday, according to the telephone survey

the nation's policy should be to

encourage renting and home-

of 1,433 adults, conducted between Feb. 27 and March 10.

But it also turned up a solid majority who believe renters can be just as successful in achieving the American dream.

"Many of the positive attributes that have long been associated with homeownership are fading," said Peter D. Hart of Peter D. Hart Research Associates, which conducted the

Mansion: Grand old home for sale

Continued from Page 1

\$600,000 and above currently listed for sale in Douglas and Sarpy Counties.)

An analysis by appraisal firm Mitchell & Associates shows that sales of residences priced between \$600,000 and \$2 million in Douglas and Sarpy Counties jumped 46 percent from 2010 to 2012, while overall home sales increased by 25 percent.

To be sure, luxury homes are a small slice of the metro's overall sales, and the past year shows a much steeper climb for lower-priced homes. Still, the rise from about 75 homes sold in 2010 to 110 in 2012 has returned sales activity in that range to what it was in 2007 before the housing market crashed. CBSHome Real Estate's

Cindy Cawley, who specializes in upper-end homes, said that in a 48-hour period last week she had two bids and interest from an out-of-town buyer for a \$699,000 home originally listed with a different agent for more 2,000 than \$1 million.

Generally, Cawley said, half of her luxury-range buyers are relocating from cities where real estate is pricier and they feel like local housing is a bargain. But she attributed more of the recent surge in interest to local buyers acting on growing confidence in the economy and property values.

They are shoppers who typically have no problem securing a loan, are eager to take advantage of still-low interest rates, and almost assuredly are snagging a better price than was possible before the housing crash.

According to Mitchell, the median sales price in the past two years rose 12 percent for Omaha-area homes in the \$600,000-plus range. But he said that's still a ways from the peak years of the mid-2000s, which were followed by a price plunge of 30 percent to 35 percent.

In some ways, the old mansions of the Gold Coast are in their own category, real estate agents and homeowners say.

They attract buyers who place a premium on history, architectural detail, diversity of cultures and housing stock and who aren't afraid of maintenance required of older homes. The Cornerstone Mansion, across the street from the stately Joslyn Castle, is on the higher end of sales prices in

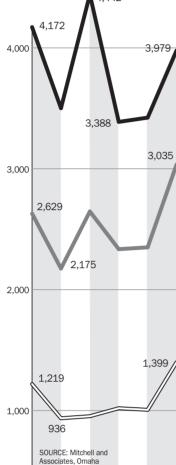
"It's a totally different vibe if you get east of 72nd Street," said Marnie Corsaro, who lives with her husband and their two teenagers on the same street as the Cornerstone Mansion. "You have to love an area where you could have an \$800,000 house next to an \$80,000 house.'

Marnie and Rob Corsaro moved into their turn-of-thecentury, Georgian Revival-style house two years ago. Known as the Havens-Page Mansion, it's also listed on the National Register of Historic places

It's had its ups and downs. One earlier owner's plan for a bed and breakfast flopped, and the property went into foreclosure. A college sorority's plan to move to the home with a signature wrap-around porch was fended off by neighbors. Over time, the Havens-Page structure suffered.

The Corsaros restored it, became active neighborhood leaders and love the short drive to downtown activities and their midtown worksites. While Marnie talked, bagpipe music could be heard from Joslyn Castle.

SALES \$75.000-\$150.000 TRENDS \$150,000-\$250,000 Houses sold, \$250,000-\$400,000 Douglas and **\$400,000-\$600,000** Sarpy **===** \$600,000-\$2 million Counties



'09 DAVE CROY/THE WORLD-HERALD

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"It's eclectic. It's exciting," she said.

Maggie Jones, who has lived in the area 30 years, remembers a different era when her real estate agent discouraged her from buying in the "unsafe" area.

Jones, however, could not resist the grand old houses and has marveled at changes in her neighborhood. Streets where children three decades ago could be counted on one hand, she said, now are busy with dog walkers, strollers and bicycles.

"It's become much more popular to move into these neighborhoods," said Jones, a teacher. "Twenty years ago, a house could be on the market for years and years. Today they sell much faster.'

Cayle and Erin Cox are among those who searched for a huge old house with character — and that computer search led them immediately to 40th and Davenport Streets. Two years ago they moved their four kids into the 6.600-square-foot house once occupied by a medical fraternity, a religious cult and, more

recently, eight female students. So far the Coxes have sunk \$100,000 into the property they bought for about \$190,000. There's rarely a dull moment, Cayle Cox said, as they discover things about past tenants, including wealthy families who helped build Omaha.

He recalled the medical doctor who stopped by and, after a spirited conversation, offered to have the Cox family out to California where he now lives. Another passer-by recounted how his dad proposed to his mom in the house's sun room.

"A lot of people like the suburbs," said Cayle. "But for those of us who are willing to risk it, the return is outstanding. You or those situations." Julie Mierau, who owns the

can't ever replicate this house

Cornerstone Mansion along with Mark O'Leary, said they're trying to sell their around-theclock business so they can do something different. Both live on site.

"Thirteen years, 365 days a year," Mierau said with a smile. 'It's time."

But the decision did not come easy or without bittersweet emotions. Mierau and O'Leary have hosted movie stars, including Ellen Burstyn, entertained journalists from around the country and put up a houseful of Olympic swim hopefuls.

Once, two female guests who arrived as strangers left realizing that they were cousins.

Reflecting on such occasions. Mierau sees the value in retaining the mansion as a bed and breakfast. For long-term stability of the neighborhood, however, she sees the positive in returning to a single-family residence.

The mansion was built in 1894 by Casper and Anna Yost for their only daughter's wedding gift. Yost was president of the three telephone companies that joined to form Northwestern Bell Telephone Co.

Bertha, the Yosts' daughter, married Charles Offutt, an Omaha lawyer who had been speaker of the House in Kentucky. The couple had three children.

O'Leary said the newlyweds' structure cost \$15,000 to build 120 years ago, and estimated that it could cost up to \$10 million to replicate today.

Original elements include an inlaid tile floor and oversized doors at the entrance, tigerstriped oak wood, an original fover chandelier and leaded glass windows at the main staircase landing.

A broad staircase winds up to the nine bedrooms on the second and third floors; one features a Royal Doulton tile fireplace. The Charles Suite, named for the lord of the house, was Offutt's study. It is there historical documents say, that he ended his life "in a season of mental aberration."

That was only four years after his marriage to Bertha, who never remarried but lived in the house into the mid-1940s. The couple's children were Jarvis, Casper and Virginia.

Jarvis, a Yale graduate and high hurdler, became the first Omaha airman to die in World War I, which led to the airfield being named in his honor.

The residence became a bed and breakfast and events center in 1985, and was sold in 2000 to its current owners, who have tried to retain historical aspects. O'Leary even replaced some original wall sconces that he spotted at an estate sale.

Rensch, the listing agent, said there's been interest in the property as a bed and breakfast business, but he also foresees it returning to a residence.

Neighbors like Cayle Cox are hoping for more families. Cox said he's pleased with the energy and investment he has seen in the few years since he bought his home.

"It shouldn't be a surprise when you stop and think about it," he said. "This is the Gold Coast.'

Contact the writer: 402-444-1224, cindy.gonzalez@owh.com

Facebook: Company going mobile

Continued from Page 1 than see a set of apps for email,

maps and other services on the screen, users will be greeted with photos and updates from their Facebook feeds. "We think this is the best

version of Facebook there is," Zuckerberg said.

He said users can have an experience on Android phones that they can't have on other platforms. That's because Google makes the software available on an open-source basis, allowing others to adapt it to their needs.

The move coincides with rapid growth among the number of users who access the social network from smartphones and tablet computers and Facebook's aim to evolve from its Web-based roots into a "mobile-first" company.

"What Facebook wants is to put itself at the front of the Android user experience for as many Facebook users as possible and make Facebook more elemental to their customers' experience," said Forrester analyst Charles Golvin.

In addition to Home, a new HTC phone that integrates the service will also be available starting April 12, with AT&T Inc. as the carrier.

The move could help to attract more mobile advertisers. Though mobile ads were a big concern for Facebook's investors even before the company's initial public offering last May, some of the worry has subsided as the company muscles its way into the market.

The World-Herald 150

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Emergizer Hold ENR 96.62 -1.6 +20.8 2,876 16 1.60 Exelon Corp EXC 34.72 +.22 +16.7 39,838 251.24m Exxon Mobil Corp XOM 89.77 -1.6 +3.7 114,044 9 2.28 Malgreen Co WAG 46.59 +.29 +25.9 44,918 21 1.10 Walkart Strs WMT 76.20 +.20 +11.7 73,223 15 1.881 Walsco Inc WSO 81.17 +.54 +8.4 1,516 30 1.00a Walsco Inc WSO 81.17 +.54 +8.4 1,516 30 1.00a Walsco Inc WSO 81.17 +.54 +8.4 1,516 30 1.00a Walsco Inc WSO 81.17 +.54 +8.4 1,516 30 1.00a Walsco Inc WSO 81.17 +.54 +8.4 1,516 30 1.00a Well-Point Inc WLP 68.49 +.34 +12.4 18,866 8 1.501 Well-Point Inc WLP 68.49 +.34 +12.4 18,866 8 1.501 Well-Point Inc WLP 68.49 +.34 +12.4 18,866 8 1.501 Well-Point Inc WLP 68.49 +.34 +12.4 18,866 8 1.501 Well-Point Inc WLP 68.49 +.34 +12.4 11.001 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 Well-Point Inc WLP 68.49 +.34 +12.4 17.1 3,573 16 2.00 W																
Exelon Corp									Visa Inc	•	166.48				48	
Exxon Mobil Corp																
FedEx Corp FDX 95.98 -30 +4.6 22,161 17 5.6 Ford Motor F 12.65 -0.3 29,1786 10 40f Gen Dynamics GD 67.69 -7.70 -2.3 29,1897 dd 2.24f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37.42 +.75 +9.5 235,445 11 1.00f Wells Fargo & Co WFC 37																
Gen Dynamics GD 67.6970 -2.3 22,897 dd 2.24f Gen Electric GE 23.08 +.08 +10.0 294,755 18 .76 General Motors Co GM 27.7406 -3.8 85,028 10 West Corp WSTC 19.85 +.30 +5.2 5,274 West Corp WSTC 19.85 +.30 +5.2 5,274 West Corp WSTC 19.85 +.30 +5.2 5,274 West Corp WSTC 19.85 -1.05 +.70 11.13 +12.4 24,221 23 West Reneral Motors Corp WSTC 19.85 -1.05 +7.9 33,020 9 .50 Harley Davidson HOG 50.84 +.31 +4.1 17,364 19 .84f Whirlpool WHR 112.0853 +10.2 9,121 18 2.00 Hartford Fn Sv HIG 25.85 +1.03 +15.2 94,760 12 .40 Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Windstream Corp WIN 8.22 +.017 51,921 27 1.00 Hormel Foods HRL 40.45 +29.6 10,746 22 .68 Windstream Corp WIN 8.22 +.10 +1.2 121,320 7 Williams Cos WIN 67.73 +.19 +2.0 33,192 19 1.34 Intel Corp INTC 21.14 +.09 +2.5 278,070 10 .90 Zimmer Holdings ZMH 75.25 +.79 +12.9 I1,127 17 .80f Dividend Footnotes: a - Extra dividends were paid, but are not included. b - Annual rate plus stock. c - Liquidating dividend. e - Amount declared or paid in last 12 months. f - Current annual rate, which was increased by most recent dividend announcement. i - Sum of dividends paid after stock split, no regulai	FedEx Corp	FDX		30	+4.6	22,161	17	.56								
Gen Electric GE 23.08 +.08 +10.0 294,755 18 .76 General Motors Co GM 27.7406 -3.8 85,028 10 Google Inc GOOG 795.07 -11.13 +12.4 24,221 23 Harley Davidson HOG 50.84 +.31 +4.1 17,364 19 .84f Harley Davidson HOG 50.84 +.31 +4.1 17,364 19 .84f Harley Company HSY 85.7807 +18.8 8,472 30 1.68 Hershey Company HSY 85.7807 +18.8 8,472 30 1.68 Hormel Foods HRL 40.45 +29.6 10,746 22 6.8 Yahoo Inc YHOO 23.52 +.14 +18.2 121,320 7 Dividend Footnotes: a - Extra dividends were paid, but are not included. b - Annual rate plus stock. c - Liquidating dividend. e - Amount declared or paid ir last 12 months. f - Current annual rate, which was increased by most recent dividend announcement. i - Sum of dividends paid after stock split, no requial in the control of the contr					-2.3	291,786										
General Motors Co Google Inc GoOg						22,897										
Gordenars Stores GMAN 11.47 + .32 - 23.6 520 9 Harley Davidson HOG 50.84 + .31 + 4.1 17,364 19 .84f Whirlpool WHR 112.0853 + 10.2 9,121 18 2.00 Hartford Fn Sv HIG 25.85 + 1.03 + 15.2 94,780 12 .40 Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos Williams Cos WMB 36.88 + .14 + 12.6 35,704 27 1.36f Williams Cos Williams										WSTC	19.85	+.30	+5.2	5,274		
Gordmans Stores GMAN 11.47 +.32 -23.6 520 9 Western Union Co WU 14.6805 +7.9 33,020 9 .50 Harley Davidson HOG 50.84 +.31 +4.1 17,364 19 .84f Whirlpool WHR 112.0853 +10.2 9,121 18 2.00 Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 35,704 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 212,304 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 212,304 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 212,304 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 212,304 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 212,304 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 212,304 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 212,304 27 1.36f Williams Cos WMB 36.88 +.14 +12.6 212,304 27																
Hartford Fn Sv HiG 25.85 +1.03 +15.2 94,760 12 .40 Hershey Company HSY 85.78 -0.7 +18.8 8,472 30 1.68 Windstream Corp WIN 8.22 +.017 51,921 27 1.00 Hewlett Packard HPQ 22.30 +.39 +56.5 199,802 01 .58f Yahoo Inc YHOO 23.52 +.14 +18.2 121,320 7 Hormel Foods HRL 40.45 +29.6 10,746 22 .68 Yahoo Inc YHOO 23.52 +.14 +18.2 121,320 7 Hormel Foods INTC 21.14 +.09 +2.5 278,070 10 .90 Zimmer Holdings ZMH 75.25 +.79 +12.9 11,127 17 .80l	Gordmans Stores			+.32	-23.6	520	9									
Hershey Company HSY 85.78 -0.7 +18.8 8,472 30 1.68 Windstream Corp WIN 8.22 +0.017 51,921 27 1.00 Hewlett Packard HPQ 22.30 +.39 +56.5 199,802 dd .58f Yahoo Inc YHOO 23.52 +1.14 +18.2 121,320 7 Hormel Foods HRL 40.45 +29.6 10,746 22 .68 Yum! Brands Inc YUM 67.73 +1.19 +2.0 33,192 19 1.34 Intel Corp INTC 21.14 +0.9 +2.5 278,070 10 .90 Zimmer Holdings ZMH 75.25 +.79 +12.9 11,127 17 .801 Dividend Footnotes: a - Extra dividends were paid, but are not included. b - Annual rate plus stock. c - Liquidating dividend. e - Amount declared or paid in last 12 months. f - Current annual rate, which was increased by most recent dividend announcement. i - Sum of dividends paid after stock split, no regular																
Hewlett Packard HPQ 22.30 +.39 +56.5 199,802 dd .58f Hormel Foods HRL 40.45 +29.6 10,746 22 .68 Intel Corp INTC 21.14 +.09 +2.5 278,070 10 Dividend Footnotes: a - Extra dividends were paid, but are not included. b - Annual rate plus stock. c - Liguidating dividends. e - Amount declared or paid in last 12 months. f - Current annual rate, which was increased by most recent dividend announcement. i - Sum of dividends paid after stock split, no regular																
Hormel Foods HRL 40.45 +29.6 10,746 22 68 Yum! Brands Inc YUM 67.73 +.19 +2.0 33,192 19 1.34 Intel Corp INTC 21.14 +.09 +2.5 278,070 10 .90 Zimmer Holdings ZMH 75.25 +.79 +12.9 11,127 17 .801 Dividend Footnotes: a - Extra dividends were paid, but are not included. b - Amal rate plus stock. c - Liquidating dividend. e - Amount declared or paid in last 12 months. f - Current annual rate, which was increased by most recent dividend announcement. i - Sum of dividends paid after stock split, no regular	Hewlett Packard	HPQ														
Intel Corp INTC 21.14 +.09 +2.5 278,070 10 .90 I Zimmer Holdings ZMH 75.25 +.79 +12.9 11,127 17 .801 Dividend Footnotes: a - Extra dividends were paid, but are not included. b - Annual rate plus stock. c - Liquidating dividend. e - Amount declared or paid in last 12 months. f - Current annual rate, which was increased by most recent dividend announcement. i - Sum of dividends paid after stock split, no regular	Hormel Foods	HRL	40.45		+29.6	10,746	22	.68	Yum! Brands Inc	YUM	67.73	+.19	+2.0	33,192		
Dividend Footnotes: a - Extra dividends were paid, but are not included. b - Annual rate plus stock. c - Liquidating dividend. e - Amount declared or paid in last 12 months, f - Current annual rate, which was increased by most recent dividend announcement. i - Sum of dividends paid after stock split, no regular	Intel Corp	INTC	21.14	+.09			10	.90	Zimmer Holdings	ZMH	75.25	+.79	+12.9	11,127	17	.801
	Dividend Footnotes: last 12 months. f - Cu	a - Extra	a divider nual rate	nds were	paid, bu	it are not in	nclud	ded. b	Annual rate plus stock. dividend announcement	- Liquid . i - Sum	lating div	ridend. e ends pai	- Amour d after s	nt declared stock split,	or p	oaid ir egulai

rate. J - Sum of dividends paid this year. Most recent dividend was omitted or deferred. k - Declared or paid this year, a cumulative issue with dividends in arrears. m - Current annual rate, which was decreased by most recent dividend announcement. p - Initial dividend, annual rate not known, yield not shown. r - Declared or paid in preceding 12 months plus stock dividend. t - Paid in stock, approximate cash value on ex-distribution date. PE Footnotes: q - Stock is a closed-end fund - no P/E ratio shown. cc - P/E exceeds 99. dd - Loss in last 12 months. Source: The Associated Press. Sales figures are unofficial.

COMMODITIES

LIVESTOCK

DES MOINES (USDA) — BARROWS & GILTS LIVE AND CARCASS BASIS Estimated Actual Actual Actual Today Today Week Ago Year Ago Producer Sold Negotiated 3,567 3,215 2,428 3,509 Other Market Formula 5,629 38,985 48,846 45,121 Other Purchase Formula 57,629 38,985 48,846 45,121 Other Purchase Arrangement 45,180 20,124 21,574 21,953 Packer Sold (all purchase types) 6,839 925 975 1,184 NEGOTIATED PURCHASE (Including Packer Sold) Barrows & Gilts (carcass basis): 6,559 Compared to Prior Day's closing weighted average (LM—HG204), Oz2 higher Base Price Range \$67.00 - \$81.50, Weighted Average \$79.07.

CASH GRAINS

OMAHA (USDA) — No. 2 Yellow Corn 6.57-6.60 dn
15 to dn 12 +27K to +30K dn 3 to unch No. 1 Yellow
Soybeans 14.04-14.22 dn 8 +37K to +50K unch cents lower; No. 1 soybeans 13.83-14.11 3/4n. Hoppers 190.00-200.00.

CHICAGO BOARD OF TRADE

CHICAGO (AP) — Futures trading on the Chicago Board of Trade Thus:
Open High Low Settle Chg.
WHEAT

5,000 bu minimum; cents per bushel
May 700 705 1/2 684 1/2 699 1/2 —1 3/4
Sep 717 1/2 719 697 3/4 708 —2 1/4
Sep 717 1/2 719 697 3/4 708 —2 1/4
Sep 717 1/2 719 697 3/4 708 —2 1/4
Sep 717 1/2 719 697 3/4 708 —2 1/4
Sep 717 1/2 719 697 3/4 736 —3 1/2
May 751 3/4 752 3/4 733 3/4 743 1/2 —4
Jul 754 754 754 737 3/4 748 1/2 —2 1/4
Sep 756 756 756 755 756
Dec 759 764 756 765 765 760
Dec 759 764 756 765 767 3/4 —3 1/4
May 774 3/4 774 3/4 771 1/2 771 1/2 31/4
Jul 742 1/2 742 1/2 739 3/4 739 3/4 —3 1/4
Jul 742 1/2 742 1/2 739 3/4 739 3/4 —2 3/4
Est. sales 227,949. Wed.'s sales 219,206
Wed.'s open int 442,194, up 4,099
CORN
S,000 bu minimum; cents per bushel
May 643 1/2 644 627 630 —11 1/2
Jul 631 1/4 633 616 618 1/2 —11 3/4
Sep 560 560 553 1/4 555 —4
Dec 540 1/2 541 534 1/2 550 1/2
May 559 559 1/2 553 558 1/4
Jul 565 565 3/4 559 1/2 564 1/4

539 535 1/4 544 3/4 540 1/4 550 3/4 550 552 1/2 549 1/2 555 553 1/4 533 531 1/4 535 1/2 533 552 3/4 550 1/2 519 3/4 517 1/2 Est. sales 413,160. Wed.'s Wed.'s open int 1,302,867 ,000 bu minimum; cents per bushel May 1383 1383 3/4 1361 1372 Jul 1360 1/4 1361 1340 1/4 1351 3/4 Aug 1329 1330 1/4 1311 3/4 1322 Sep 1272 3/4 1273 3/4 1254 3/4 1268 Nov 1234 1/4 1236 1220 1/2 1231 Jan 1240 1/2 1240 1/2 1227 1238 3/4 Jan 1240 1/2 1240 1/2 1227 1238 3/4 Mar 1244 1244 1233 1/2 1244 May 1242 3/4 1247 3/4 1238 1247 3/4 Jul 1248 1/4 1255 1/4 1242 3/4 1254 1/4 Aug 1240 3/4 1252 1/2 1240 3/4 1252 1/2 Sep 1230 1/4 1235 1/2 1230 1/4 1235 1/2 Nov 1231 1231 1/2 1218 1/2 1229 1/4 1228 1/2 1228 3/4 1228 1/2 1228 3/4 1229 1/2 1229 3/4 1229 1/2 1229 3/4 1221 1221 1/4 1230 1230 1/4 1221 1221 1/4 1230 1230 1/4 Jul 123 3/4 1224 1223 3/4 1224 223 3/4 1224 223 3/4 1224 223 3/4 1224 4 1223 3/4 1224 5ep 1217 1/2 1217 3/4 1217 1/2 1217 3/4 Nov 1191 1191 1/4 1191 1191 1/4 Jul 1184 3/4 1185 1184 3/4 1185 Nov 1158 1158 1/4 155. sales 183,666. Wed.'s sales 204,905 Wed.'s open int 574,751, up 9,951

CHICAGO MERCANTILE EXCHANGE
CHICAGO (AP) — Futures trading on the Chicago
Mercantile Exchange Thu:
Open High Low Settle Chg.
CATTLE
40,000 lbs.; cents per lb. s per lb.
0 128.30 127.12 127.25
10 123.72 122.15 122.35
10 123.72 122.15 122.35
10 124.30 122.80 123.20
10 128.47 126.90 127.05
10 129.80 128.52 129.05
10 130.95 129.70 130.20
15 131.22 130.67 131.02
15 131.22 130.67 131.02
15 131.25 130.67 131.02
15 131.25 130.67 131.02
15 131.26 130.67 131.02
15 131.27 130.67 131.02
15 132.84 127.05 126.23 127.05
18 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.84 128.

145.42 147.50 154.00 155.50

143.70 145.75 152.60 154.17

Jun 90.00 90.15 89.30 Jul 88.50 88.50 87.85 Est. sales 87,626. Wed.'s sales 50,798 Wed.'s open int 232,283 PORK BELLIES 40,000 lbs.; cents per lb.

WORLD GOLD BULLION PRICES
Selected world gold prices, per ounce, Thursday
London morning fixing: \$1545.25 off \$32.25.
London aftermoon fixing: \$1546.50 off \$28.25.
NY Handy & Harman: \$1546.50 off \$28.25. NY Handy & Harman fabricated: \$1670.22 of NY Engelhard: \$1549.78 off \$28.30.

156.82 155.02

83.25 88.00

88.00

Wed.'s open int 38,450 HOGS,LEAN

Est. sales 12.833. Wed.'s sales 9.339

NY Engelhard fabricated: \$166.01 off \$30.43. NY Merc. gold Mar Wed \$1552.80 off \$22.30. NY HSBC Bank USA 4 p.m. Wed. \$1557.00 off \$20.00.

81.02 82.70 87.90

87.90

NONFERROUS METAL PRICES
NEW YORK (AP) — Spot nonferrous metal prices T.
Aluminum -\$0.8028 per lb., London Metal Exch. Copper -\$3.3587 Cathode full plate, LME.

Copper -\$3.3255 N.Y. Merc spot Wed Lead - \$2039.00 metric ton, London Metal Exch. Zinc - \$0.8316 per lb., London Metal Exch. Gold - \$1546.50 Handy & Harman (only daily quote). Gold - \$1552.80 troy oz., NY Merc spot Wed. Silver - \$26.750 Handy & Harman (only daily

Silver - \$26.773 troy oz., N.Y. Merc spot Wed. Platinum -\$1522.00 troy oz., N.Y. (contract). Platinum -\$1539.80 troy oz., N.Y. Merc spot Wed.

n.g.-not quoted n.a.-not available r-revised

Possible deal could cut ex-Enron CEO's sentence

agreement that could reduce the prison sentence of former Enron Corp. CEO Jeffrey Skilling for his role in the collapse of the once mighty en-

HOUSTON (AP) — A possible

ergy giant is bediscussed, according to the U.S. Justice Department. The possibility of a sentenc-

made

ing agreement in the case was public Skilling this week in a

notice to victims of Enron's collapse. The notice did not specify

how Skilling's sentence could be affected if an agreement is reached. Skilling has been in prison since December 2006. He

is currently serving his sentence

in a low security facility outside

on 19 counts of conspiracy, securities fraud, insider trading and lying to auditors for his role in the downfall of Houston-based Enron. He was sentenced to more than 24 years in prison. The company collapsed into bankruptcy in 2001 under the weight of years of illicit business deals and accounting tricks. An appeals court in 2009 upheld

Skilling was convicted in 2006

his convictions but vacated his 24-year prison term and ordered that Skilling be resentenced, saying a sentencing guideline was improperly applied, resulting in a longer prison term. He has yet to be resentenced.

Skilling, 59, was the highestranking executive to be punished for Enron's downfall. Company founder Kenneth Lay's similar convictions were vacated after he died of heart disease less than two months after trial.

Trustee's report slams Corzine

WASHINGTON (AP) — A trustee overseeing MF Global says a risky trading strategy and "negligent conduct" by former CEO Jon Corzine and his top managers contributed to the brokerage firm's collapse in late 2011.

A report Thursday by the trustee, former FBI director Louis Freeh, said Corzine and his team ignored the advice of MF Global's chief risk officer regarding trading strategy. The report said they also failed to fix gaps in the firm's system for monitoring its cash flows and customer funds. MF Global failed after it

made a calamitous \$6.3 billion bet on debt issued by Italy, Spain and other European nations with troubled economies. The firm filed for bankruptcy protection in October 2011. Freeh's findings echo those

of reports issued last year by another MF Global trustee and a U.S. House panel.

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of Denver.