

Poultry Expert Leaving Canada

Canada is about to lose one of its best educationalists along poultry lines. Prof. F.C. Elford, of Macdonald College, who is well known to poultry men in Canada, and especially to our readers, as he at one time edited the poultry department of Farm and Dairy, is leaving his position at the college to conduct the educational bureau of an incubator company in Buffalo, New York State. He will take up his new duties about January 1st.

Professor Elford has for years been one of the foremost agricultural educational workers in Canada. Not only has he striven to create greater interest amongst farmers for more and better poultry, but he has also taken a foremost part in advocating the more general growing of alfalfa. In the last couple of years, Professor Elford has been devoting his abilities as an organizer and lecturer to the improvement of our methods of marketing poultry produce. He realizes that in the great propaganda for better methods of production along poultry lines that has been going on for years we have been inclined to lose sight of the importance of better marketing methods. And he has done much to draw attention to the need of better methods of getting poultry produce to the consumer.

It is unfortunate that Canada is to lose Professor Elford. The poultry industry in Canada is in need of the continued work of such men, and those of us who have the good of the poultry industry of Canada at heart will give Professor Elford a warm welcome should he ever decide to return to again take up his work in Canada.

Easily Made Money

How would you like to make, or rather how would you like to have other people make for you, \$200,000 in about a year and a half by practically doing nothing? That is what the Manufacturers' Life Insurance Company has done recently. About a year and a half ago, as reported in the Toronto daily papers, it purchased the building at the corner of King and Yonge streets, Toronto, for \$500,000. The property was then known as

the Lawlor Building. It occupies a space with a frontage of 60 feet on King street and 90 feet on Yonge street. Last week the Manufacturers' Life resold this building and property to the Dominion Bond Company for \$800,000. This means that in about a year and a half they have made a profit on this piece of property of \$200,000. During that time they did nothing to increase the value of the property, and practically nothing



The Lawlor Building, Toronto

to improve the building. This increase in value has been brought about solely by the increase in the population in Toronto, and by the increased demand for real estate there.

The sum of \$800,000 paid for this property is at the rate of \$6,400,000 an acre. The increase in its value on an acreage basis in a year and a half has been at the rate of \$2,332,000 an acre. What do you think of that for an easy way of making money?

It is time the farmers of Ontario began to consider this question very seriously. It is the productive work of the farmers of Ontario largely that causes this increase in the value of city property. Under our present system of taxation our farmers do not get any of this money back. It all goes into the pockets of the few people who are fortunate enough to hold this land. The remedy is direct

taxation of land values. We're this acre of land taxed according to its value, assuming the whole acre to be as valuable as the lot in question, it would pay as much taxation as 100,000 acres of farm land valued at \$100 an acre.

The farmers' deputation that went to Ottawa last December told the Dominion Government that the farmers were ready to submit to direct taxation of land values to make up the revenue the government might lose by taking off the duty on articles farmers might buy. In the light of such facts as these, do you not think that they were wise?

In the Western provinces where the farmers are organized and are talking these things over among themselves. (Concluded on page 15)

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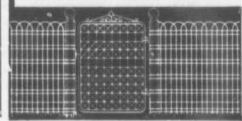
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