land. It is the eternal land question that Moses dealt with centuries ago. The speculative value in land is what is forcing it into larger holdings, and crowding young men out. Let me explain:

"Prosperity is always reflected in the price of land. This is a matter of such common observation that I need scarcely dwell upon it. For instance, if he price of alfalfa goes up to $10 a ton from $5 a ton, and stays there more or less steadily, the price of alfalfa land will go up in proportion. Increased prices for any product of the land is reflected at once in increased land prices. It has been urged that a good cooperative elevator ought to be established in every town, because it would increase the price of land. Anything which tends in any way to increase the profitableness of farming is immediately reflected in the higher land prices.

BASIS OF PRICE

"But generally when land increases in value it goes a little beyond the figure warranted by the increase in earning capacity. Let us look at this matter of the price of land a bit. The price of land is based primarily upon what it will produce annually. Thus if a piece of land is capable of producing a return of $5 per acre over and above the cost of cultivation, then if the going rate of interest is 5 per cent., the land is actually worth $100 per acre on the basis of production, because it will pay 5 per cent. interest upon that valuation.

"But supposing that the man who owns the land chooses to credit nearly the whole crop to the land and does not give labor and other expense proper credit. Then the credit of the land would be more than $5 per acre, and the value of the land would be placed above $100 per acre.

"In Nebraska, and everywhere throughout the country, we have a way of crediting nearly all the return of a farm to the land, allowing almost nothing for other investment, such as machinery and equipment, or for labor, and capitalizing our land values upon that basis. In the case of land giving a return of $5 per acre over and above a reasonable allowance for all expenses of operation the return per acre is sometimes made to appear larger by failing to credit labor and other items properly. Thus the return appears to be $6 per acre instead of $5, and upon that basis the land is valued at $120 per acre. This is inflated value. A great deal of Nebraska land is inflated in price just in this way.

SPECULATIVE VALUE

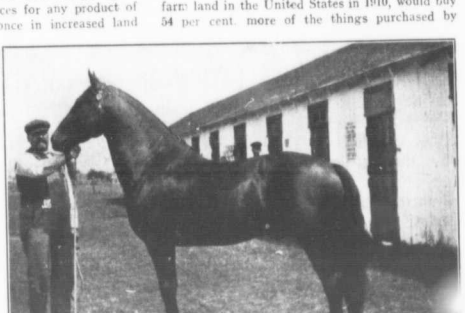
"Finally, while a piece of land is producing a return of only $5 per acre annually, the owner may look forward ten or twenty years and see a time coming when owing to increased population, that makes for higher prices for produce, or because of expected agricultural improvement, the income producing capacity of his land will be more than $5 per acre annually. So he shoves up the price on this future possibility. This is speculative value pure and simple. When there is an active demand for land for use or speculative purposes, this speculative value in land becomes very great. Nearly all Nebraska farm land is loaded down with it now, as evidenced by the fact that farmers everywhere are declaring that upon present valuations for their land they are not making a fair rate of interest, especially if they allow any reasonable amount for their labor and that of their families, and a reasonable rate of interest on investment in equipment.

"The December Crop Reporter, published by the United States Department of Agriculture, contains some figures which illustrates the trend of speculative land values very nicely. According to investigations made by the bureau of statistics at Washington the produce of the average acre of farm land in the United States in 1910, would buy 54 per cent. more of the things purchased by farmers than the product of an acre in 1900. Thus it could be said that between 1900 and 1910, owing to a more rapid increase in the price of farm products than of other commodities, the farmer became 54 per cent. better off. This would warrant an increase in land prices of 54 per cent. Did it occur? Yes, and more too, and that is the point I want to make. While the prosperity of farmers in the United States was increasing 54 per cent., the price of land in the United States, according to the census bureau, increased 109 per cent. Thus the price of land increased more than twice as rapidly as the actual return from the land. The difference between 54 per cent. and 109 per cent. was speculative, based not upon an actuality, but upon future possibilities.

EFFECT OF SPECULATIVE VALUE

"I say it is this speculative value in land that is driving people from the farms. It is very generally agreed that at the present capitalization of land in Nebraska farmers are not making interest upon their investment if they allow themselves decent wages, and do not credit the whole crop to the land. **If this is true, then how can the poor young man buy land and pay out on it?** It is frequently said that it is as easy for a young man to buy land now and pay out on it as it was years ago. I do not think so. I believe that the increased demand for land that has come about through the exhaustion of the free land supply has put more speculative value into land than it had then. In so far as the increased price of land represents increased capacity for annual returns it would be as easy to buy land now and pay for it, at any figure, as it was when the land was very cheap; but when a large portion of the selling price is not based upon actual or possible present returns from the land, but upon future possibilities, then it becomes a different matter, and makes the burden of buying it too great for the poor man.

(Continued on page 20)



This French Canadian Horse Presents a Most Pleasing Study

There is a wide diversity in the type of the French Canadian horse. Some incline to be thick set and heavy. Others approach more nearly the type of the Standard Bred. Of the latter type is the stallion here illustrated, which was exhibited by Arsene Denis, Berthier Co., Que., at Three Rivers this year. Notice the splendid conformation, attractive carriage and great constitution (an indication of endurance) of this representative of our own Canadian breed.

Loss to Corn from Shocking

Henry Glendinning, Ontario Co., Ont.

Instead of cutting and shocking corn, why don't we put it in the silo? Experiments carried on at the Ohio Station show a loss of 37 per cent. in feeding value from the time the corn is cut until it is fed from the shock. That is if we cut $100 worth of corn, we feed only $63 worth. If we were to borrow $100 from a neighbor and he were to charge us 37 per cent. interest, we would call it extortion. But we are wasting money in just the same proportion when we refuse to invest in the silo.

Even when corn is put in a silo there is some loss. Not only does the corn deteriorate at the surface, but there are chemical changes taking place in the silo. But this loss only amounts to about 10 per cent.

The plant food that goes to feed the corn crop is thus made into starch in the leaves. It is then turned into sugar and carried to all parts of the plant, and finally it is made into woody fibre. Here it is that the big loss comes in shocking corn. This life process continues to go on in the shocked corn and valuable food is changed ito indigestible fibre. In the silo this process is carried on also, but to a very limited extent.

The Work Horse in Winter

J. McLaughlin, Ontario Co., Ont.

The hard outside work of the season is now over, both for ourselves and our horses. During the past few months great demands have been made on the energy of our horses. These demands have necessitated good feeding, and we have given it. We used to take care, however, that as the work slackens the feed is slackened also. If we were to continue feeding this month as we have been accustomed to doing we will be giving more food than the animal can make use of. Its system will get loaded up with nutriment, and this will turn to poison and have a most detrimental effect on the animal's system. Constipation, which is so common with farm horses at this season, is due almost altogether to this excessive feeding.

There is danger, too, in going to the other extreme. I know of farmers who, the minute work stops, cut the grain ration down to the vanishing point and make timothy hay the main feed for the rest of the winter. They forget that the horse's system has been accustomed to liberal feeding, and that the sudden change is too great a shock to the digestive system.

Excessive feeding now or any sudden change in feeding is particularly detrimental to mares due to foal next spring. With them we exercise the greatest care in changing both the food and the exercise. We would make work for them rather than slacken up sudenly.

We curry our horses almost as regularly in winter as we do in summer. On too many farms the boy's driver is the only horse that gets treated right in the matter of cleaning. A clean, healthy skin is as needful to the horse as it is to its owner.

Then there is the cesspool into which the sewage is drained and allowed to seep away. This method is probably the cheapest, although aside from this factor it has little to commend it. There is great danger of the cesspool breeding diseases or contaminating the water supply in the well. Then, too, if there is much grease in the sewage there is danger of the walls of the cesspool becoming so thoroughly coated as to prevent the escape of the water, and thus in time causing its overflow. Lye may be used to cut the grease from the walls, but even then there will be difficulty, since solids will deposit in the cesspool and they must be removed on occasion.—T. R. James, Middlesex Co., Ont.