

discourage or eliminate the small grocery stores because we think that they also have a place in our society and economy. It should also be remembered that during the last few years smaller businesses generally contributed more to the economy and employment than large businesses.

Distribution of Average Assets and Equity Per Farm

We support the many farm organizations who view the results of the Farm Credit Corporation 1984 Farm Survey as being an exaggeration. This survey states that the average equity position of the Canadian farmer is 82%. We believe that the many farmers who participated in the survey overstated their asset value because most did not know or did not want to know the real current value of their assets. Land values have decreased by about 25% since 1980 and farm equipment by at least 50%. Real values are determined when the farmer disposes of his assets.

The Average Total Income table on page 7 of the Discussion Paper is misleading. We believe the following figures taken from Statistics Canada are more useful.

Average Net Farm Income (Full Time Farmers)

	1976	1978	1980	1982
Farm Income	\$7,669	\$7,662	\$9,045	\$9,863
Off-Farm, other income	2,077	2,324	3,211	4,435
Total	\$9,746	\$9,988	\$12,256	\$14,298