

## FARM AND DAIRY AND RURAL HOME

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### CIRCULATION STATEMENT

The paid subscriptions to Farm and Dairy exceed 11,000. The actual circulation of each issue, including copies of the paper sent subscribers who are but slightly in arrears, and sample copies, varies from 11,138 to 11,300 copies. No subscriptions are accepted at less than the full subscription rates.

Signed statements of the circulation of the paper, showing its distribution by counties and provinces, will be mailed free on request.

### OUR GUARANTEE

We guarantee that every advertiser in this issue is reliable. We are able to do this because the advertising columns of Farm and Dairy are as carefully edited as the reading columns, and because to protect our readers, we turn away all unscrupulous advertisers. Should any advertiser herein dishonestly with you as one of our paid-in-advance subscribers, we will make good the amount of your loss, provided such transaction occurs within one month from date of this issue, that it is reported to us within a week of its occurrence, and that we find the facts to be as stated. It is a condition of this contract that you will state: "I saw your advertisement in Farm and Dairy."

Regrets shall be paid for the trade at the expense of our subscribers, who are our friends, through the medium of these columns, but we shall not attempt to adjust trifling disputes between subscribers and honorable business men who advertise, nor pay the debts of honest bankrupts.

## FARM AND DAIRY PETERBORO, ONT.

### THAT ASTOR PROPERTY

In a recent issue a correspondent took exception to a statement made editorially in our issue of June 26 in reference to the Astor Hotel property in New York. In the article in question we called attention to the fact that a small piece of land that has been occupied by the Astor Hotel, which was purchased by the Astor family eighty years ago for \$150,000, is now worth \$2,500,000. We pointed out that this increase in value, amounting to \$2,350,000, was due mainly to the increase in the population of New York as well as to the activities of the farming community which uses New York as its industrial centre. Our claim was that this increase in value, amounting to an average of over \$29,000 a year, was created by the general public, and not by the Astor family, it should have been claimed by the public instead of

being allowed to pass into the hands of private parties.

Our correspondent has taken exception to this statement in part as follows:

"If the original \$150,000 paid for the land on which the Astor Hotel now stands, had instead been loaned at five per cent interest—which could have been done readily—and the interest compounded at the same rate, instead of having a piece of land worth \$2,500,000, there would be a cash balance of over \$7,436,000 or nearly three times the present value of the land in question."

Our correspondent is right in his figures but wrong in his conclusion. He has made the same error that many make in the consideration of this question. Let us, therefore, examine this point once more and a little more thoroughly.

The piece of land in question has been occupied by the Astor Hotel, this hotel has been a profitable business enterprise. It has probably yielded considerably over seven per cent on the original value of the land and the cost of the building. Suppose, however, that we take our correspondent's figures and estimate that it has yielded an average return of only five per cent per year. This is equal to the five per cent that our correspondent points out the Astors might have made on the original \$150,000 had they loaned it out as he suggests. It, also, had it been invested and the interest compounded, would have increased until it became, with the original value of the land included, \$7,436,000 during the course of the 80 years the Astor family has held it.

But it has done more than this. By investing the \$150,000 in land instead of loaning it at five per cent, the Astor family has not only earned the equivalent of five per cent on it through the earnings of their hotel, but the site itself has increased in value by another \$2,350,000, or by over \$29,000 a year for 80 years. Thus the total increase in value and returns has amounted not only to \$7,436,000, but to \$7,436,000, plus \$2,350,000, or to a total of \$9,786,000. (It has amounted to more even than this, as no consideration has been taken of the increased earnings obtained each year from the increased site value).

We take no exception to the Astor family obtaining all the returns they can in the form of interest or rent on their original investment. We do take exception to their grabbing, also, that extra \$2,350,000 of increased land values which the community at large has created and not the Astor family. That increased value belongs to the public, and should be claimed by the public through a tax on land values.

When it is borne in mind that land values in the city of Toronto alone have increased by as much as \$30,000,000—thirty million dollars—in one year, which is equal to \$4 a head for every man, woman and child, or by

\$20 for each family in the Dominion, some idea may be obtained of the enormous loss the people of Canada suffer each year by allowing these publicly created values to pass into the hands of private parties instead of claiming and using them for public purposes. Is it any wonder that under these conditions we have not only millionaires of the Astor type but complaints made also by the common people of the increased cost of living?

### ONE THING MORE

Just one more important permanent improvement is needed in the live stock department of The Canadian National Exhibition—a suitable judging arena.

The exhibitors of live stock at Toronto are duly thankful to the management for the many improvements of the past year. The new Live Stock Arcade forms a substantial and imposing entrance to the live stock department. It gives to this department an air of importance that it has never had before. The new sheds also are appreciated to the full. The earthen roadways are somewhat inconvenient on rainy days, but the management has already promised that before another year these will be replaced by permanent paving. A new judging arena has not been promised, however, and in case the management are not planning for its erection Farm and Dairy would again call their attention to the importance of such a structure, for which live stock men have been asking for the past half dozen years.

The necessity for such an arena was demonstrated to the full this year. Several classes of both cattle and horses were judged "under umbrellas" and judging was not kept up to schedule. Likewise spectators were extremely scarce. With a suitable covered arena the live stock judging would have been the feature of the rainy days and the educational value of the fair thereby greatly enhanced.

Another point in favor of a new arena may be gotten by glancing at the illustration of the judging of Jerseys elsewhere in this issue. The seating capacity for spectators beside the present ring is altogether inadequate. During fine weather the stand was full and the people standing three and four deep all around the ring. Watching the placings from the far side of a picket fence, however, is neither satisfactory nor comfortable and this accounts in no small measure for the lack of interest often displayed in the live stock end of the fair.

In the great improvements that they have made this year, the fair management have displayed their willingness to give attention to and spend money on the live stock end. We trust that before another year they will have righted this long standing grievance by replacing the present ring by a judging amphitheatre that will be worthy of Canada's greatest annual fair.

### FAIR TIME

Great fairs such as those held at Toronto, London, Ottawa, Winnipeg and other centres, are admirable institutions. We note with regret, however, the tendency of farmers many days to patronize the larger fairs at the expense of the smaller townships and county fairs. In the last few years many of these small fairs have ceased altogether and many of the remainder receive but little encouragement to continue longer. Of course there are township fairs that are characterized by vigorous life, but they are too often the exception.

The small local fair can be made to do a much greater work for agriculture better than can the larger fair. Only a few experts here and there can be induced to exhibit the live stock or their farm produce at a national or provincial fair. At its own home fair every farmer has an opportunity of comparing the products of his skill as a farmer or breeder with those of his neighbors. In such competition he will learn infinitely more and get a greater inspiration to improve methods than he gets merely visiting the larger fair in which he has no direct, personal interest.

For the sake of the farm by and large, the country fair should be maintained and patronized. The average active intelligent boy is apt to become disatisfied with farm life if he is made to see in it nothing but a round of hard work. At the fair, however, where he may exhibit the vegetables from his garden, his pet calf or colt, he gets a large conception of what farming really means. He gets a vision of an industry to be attained. Even the joy of competition is often enough to make an enthusiastic farmer out of an indifferent lad. By all means let us put the local fair with both our personal and our exhibits.

Exhibitors of live stock at the fairs can materially aid the management in making the fair a success educationally by

### Placard Exhibits.

perly placarding the exhibits. The advertising value to the exhibitor himself of a neatly printed, written placard, giving the name, parentage and perhaps the weight of each of his animals, is point worth considering. At the Canadian National Exhibition this year the management prohibited the displaying of large signs out of consideration for the smaller exhibitors whose stock may escape attention together when stock in neighboring stalls are so prominently advertised. As a consequence, the majority of exhibits were recognizable only by catalogue number. This is decidedly unsatisfactory to the visitor, who even did not have a catalogue, and not care to take the time to look for the necessary information about an animal that interested him. But there were no direct financial gain to the exhibitor in placarding his tries, he would at least have the satisfaction of knowing that he had every interested visitor a good