

MR. REAL ESTATE MEET MR. FARMER

Dr. John Noble has a Plan to Unite Ailing Industries.

DOUBLE FARM PROFITS

Put Business Into the Production of Food, is New Gospel.

Dr. John Noble, ward two representative on the board of education, and a former alderman, has a plan to make use of the dormant energies of Toronto real estate men, and at the same time to increase the production of farm land throughout Ontario.

Editor World: We hear a great deal just now about unemployment, high cost of living, scarcity of food in Europe, and the pressing need that our farmers should double, or treble, their outputs next year.

Take a run out of Toronto in any direction, and any one that knows anything whatsoever about farming can see at a glance that the country near the city is not producing much more than 50 per cent.

Our purchasing department would buy every available wholesale lots and distribute to our different farms.

But I need not go further. It is evident to anyone the advantage of such a combination of farms.

Could we get the money? Of course we could, but where is the housing for the hired men? There is no housing for the hired men in Ontario improved lands? Even bankers would lend us money on that proposition. Go to it; get busy.

Then the farmer often sells off most of his grain and his hogs and only keeps as much stock as he can attend to without outside help.

Roba Farm and Farmer: This is a bad policy. It not only robs the farmer of a nice profit on fattening stock, but worse than that, it robs the farm of fertilizer for the following year.

Every farmer should give a house and garden without rent, and also the keep of a cow, to a hired man. The wage would be less and the hired man could be employed all the year round.

The farmer's family as they grow up would have a taste for farming and would not be likely to gravitate to the cities. This would aid the "back to the land" movement.

I have another fault to find with the farmer. When he has been found and meets his obligations, he puts the overplus into the bank at 3 per cent. no matter how much more there be that it should be spent on the farm.

Stays in the Bank: Nearly every farmer has a nice fat little bank account. A large joint stock company would make him take it out except a wedding or a funeral, or for the purchase of a neighboring farm; a farmer has no dread of coming land poor.

Thus the farmer shows that he either lacks confidence in his farm, or in his own ability to run it.

Does a business man who has \$5000 in the bank and who has been putting it in the bank and draw 3 per cent for it? No, he puts it all back in the business and perhaps borrows some of the farmer's 3 per cent money from the bank at 7 or 8 per cent, and risks it all; he has confidence in himself and his business, the farmer, no.

Among the Unemployed: Now Mr. Editor, I have a scheme on my mind. We would like to get some men at present sitting in the offices holding down a chair and listening at the phone for an enquiry that does not come, or if it does its from the bank to know when they are going to pay that draft. I want these men to form up a large joint stock company for us, for the purpose of purchasing farms in Ontario, and running each of these farms on a business basis.

We (because I would like to be in the company) would have one general manager with head office in Toronto, and an overseer on each farm. The company would furnish each farm with everything necessary, and the overseer would have to show a reasonable profit at the end of the year, or make over for someone that could. These overseers we would have to get from Great Britain; the Canadian farmer is too independent; he must run his own show.

We would need experienced farmers, married and having families. These would secure the help that they would need. We would have each farm connected by telephone with the head office in Toronto.

Just Touch a Button: We would have a power plant on each farm, either hydro, steam or gasoline. The two latter would require a dynamo. We would connect our building through, touching a button would light up byre or stable, hen-houses or hog-pens. Electric power would pump water, pulp roots, thrash and chop grain, turn the tanning mill and the griststones, separate the milk, churn the cream, run the sewing machine and rock the cradle.

We would have a large water-tank place high. The farmer would only have to turn a tap and the water would rise in front of each animal, then turn another and it would disappear. Every labor-saving device would be installed; carriers would bring in the fodder and carriers would take out the manure.

A Paying Proposition: Of course all this does not the farmer make it pay notwithstanding his wrong methods and wasteful ways? His apples are rotting under the trees in the fall, because he hasn't time to attend to them; he is too busy plowing. His fruit trees are not pruned in the spring; he is too busy seeding. His roots are caught by frost while in the ground or in temporary pits, because he could not get all the help he needed on certain weeks and no help at all other weeks (you cannot grow help overnight). His new binder is rusting in an old leaky shed, or perhaps is in the barn smothered in dust, where it probably serves as a hen-house. His house is cold enough in winter for a polar bear. His stables and byres have no ventilation, his mangers and feed-racks are so constructed that much of the feed and leaks seen on many farms—not all by any means; many of our farmers are right up to the minute.

When we get our farms going, we will have a gang of expert apple-pickers who will go from farm to farm and pick, sort and pack our apples properly.

Ship Carloads Direct: Our central office will ship these in carloads direct and thus avoid the middleman.

We would also have a corps of expert fruit-men to visit each farm and keep our trees and plants in proper condition.

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Five Schools all within easy walking distance—one adjoins the property. Let us build you a home in a park amidst beautiful Oaks and Pines—where your children can grow up healthy, happy and safe. 25 minutes from Yonge and King by Street Car. STEWART MANOR COX & CUMMINGS

Special Announcement The Marlborough-Blenheim ATLANTIC CITY, N. J. in order to accommodate its increasing regular Fall and Winter patronage, and also those Americans and Canadians who are prevented by the European war from being abroad, will keep both the Marlborough side and the Blenheim side of the house open this winter, instead of closing one side during November and December, as heretofore.

Passenger Traffic CANADIAN PACIFIC WINTER TOURS TO THE LAND OF Sunshine and Summer Days CALIFORNIA, FLORIDA, LOUISIANA, ETC. FOR MONTREAL Leave Toronto 8:00 a.m., 4:40 p.m. and 11:35 p.m. daily.

Passenger Traffic GRAND TRUNK RAILWAY SYSTEM JOUBLE TRACK ALL THE WAY TORONTO-CHICAGO TORONTO-MONTREAL FOR DETROIT AND CHICAGO Leave Toronto 8:00 a.m., 4:40 p.m. and 11:35 p.m. daily.

WHITE STAR DOMINION LINE The Largest Steamers from Montreal. MONTREAL-QUEBEC-LIVERPOOL SS. Zealand Nov. 14 PORTLAND, ME.—HALIFAX, N.S. LIVERPOOL *Arabic... Nov. 11 | Vancouver... Dec. 5

Notice of Application for Divorce. NOTICE is hereby given that Alexander McIntyre, of the City of Toronto, in the County of York, in the Province of Ontario, has been appointed guardian of the person of his wife, Elizabeth McIntyre, of the City of Toronto, in the County of York, in the Province of Ontario, on the 28th day of October, A. D. 1914.

Notice of Application for Divorce. NOTICE is hereby given that the late Joseph Taylor Carnaghan, of the City of Toronto, in the County of York, in the Province of Ontario, has been appointed executor of his will and administrator of his estate.

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Properties For Sale Lot 50 x 275—Oakville ONLY short distance from antique, hazy dry and level; price \$100; terms 1/3 down and balance payable fifty cents weekly; general evening, except Saturday, until 5 p.m. Stephens and Co., 136 Victoria street, Main 5384.

FARMS If you are contemplating the purchase of a farm for Grain, Stock, Dairy, Fruit Growing or as a profitable investment or country home let us know what you desire and we shall be glad to select and mail you particulars of those we think most likely to answer your requirements.

MEDIUM SIZED FURNISHED HOUSE WANTED to rent by small family. Must be in fairly central locality. From Dec. 1st to April 1st. Apply BOX 25, WORLD. edit

Estate Notices NOTICE TO CREDITORS—IN THE Matter of the Estate of Martha Lister of the Town of Grenville in the Province of Saskatchewan, late of Toronto, Ontario, Deceased.

Notice to Creditors. NOTICE is hereby given that the said Administrator will proceed to distribute the assets of the said deceased among the parties entitled thereto, having regard only to the claims of which notice shall have been received by it or its solicitor at the time of such distribution.

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Help Wanted ANY intelligent person who can do a few simple calculations for the purpose of estimating the value of property for taxation purposes, or for the purpose of estimating the value of property for the purpose of the Income Tax Act, 1913, will be paid \$100 per week for the purpose of the Income Tax Act, 1913.

Agents Wanted ENEGETIC SALESMAN, high-class office and household goods on commission, attractive position. Apply Box 60, edit

Found STRAY HORN, east of second street, near Eglinton. Apply The Toronto Automobile Club, 100 Dundas Street West, Toronto.

Message MASSAGE, baths, beautification, moved, 37 Irving Avenue, Toronto. Mrs. Colman.

Roofing SLATE, felt and the roofers, sheet metal work. Wm. J. Brose, Limited, edit

Whitewashing WHITEWASHING, plaster repairing and water painting. O. Toronto & Co., 177 Dundas street. Phone Gerrard 412. edit

Motor Cars AUTOMOBILE for sale—Pierce Arrow Car cheap for cash. Thos. S. Elmore, solicitor, 23 Toronto street, Toronto. edit

Box Lunches PHONE 3027—IDEAL Prompt delivery secured everywhere

Collectors Agency ACCOUNTS and claims of every kind collected every week. Commission 5 per cent. Co. 71 Victoria street, Toronto. edit