

## Talks with Our Lawyer.

**WILL—D. W. W.:** A father makes a will devising to his son a certain farm, and at the time the will is made, telling the son to move upon the farm and live there during the lifetime of the father; the father is to pay for all material put into any improvements upon the farm, the son to perform the labor necessary to build such improvements. The father has since made a new will, leaving the farm to someone else. This would probably not be such a breach of the contract as to enable the son to recover against the father for labor done upon the farm, as the father might change his mind before his death and leave the farm to the son; but if the father should seek to have the son vacate the farm, an action would probably lie against him for such breach. After the death of the father, the son would probably have a claim against his estate for the value of such labor done upon the farm, in case the farm were devised to some other person.

**DEED—H. S., N. Y.:** A man cannot deed real estate directly to his wife in N. Y. The practice is to deed to a third person and have the third person deed to the wife. The absence of revenue stamps does not make a deed illegal, but prevents the use of it as evidence in a federal court. The omission also makes the grantor liable to a fine. An adopted child inherits the same as a natural child.

**JUDGMENT—J. B., Vt.:** A wife's property cannot be taken to satisfy a judgment against the husband. A judgment carries costs and the costs can be collected if the man who owes them has any property, but if he has moved out of the state and has no property he cannot be imprisoned because the costs are unpaid.

**LAND TRANSFER—M. L. W., N. Y.:** By the Torrens system of registering and confirming titles to real estate, a court is established to register land titles and make them secure for all future time. Upon a petition being properly brought before the court, the public examiner examines the title, and after notice has been given to all adjoining owners and adverse claimants, an absolute certificate of ownership is issued. Thereafter all incumbrances upon such land, to stand in law, must be entered on the certificate itself. This makes the certificate documentary evidence of the title and for the future dispenses with the examination which at present a purchaser must institute in order to assure himself of the condition of the title. This statute has been recently considered by the supreme judicial court and has been declared to be constitutional in all its provisions.

**LEASE—B., Me.:** A lessee asks his lessor to build a vault in his store and the lessee agrees to furnish the steel and iron doors. When the lease expires, can the lessee remove the doors and take them with him? No. They became part of the real estate and are not a removable fixture.

**TIMBER ON DEEDED FARM—A. N. B., N. Y.:** A sells the timber on his farm to C. In the deed to C the timber was not reserved. Can C now stop B cutting the timber? Yes. The deed carried the real estate, including standing timber.

**DEED—J. W. F., N. Y.:** A deeded a farm to B, describing it by meets and bounds and also describing it by stating its measurement as 100 a more or less. After the acceptance of the deed the land was surveyed and found to measure only 80 a. Has B any redress against A? No. The description by meets and bounds governs. B should have had the survey before he closed the matter.

**MISCELLANEOUS—E. A. M., N. Y.:** Parties to an agreement to conduct a farm on shares may agree to whatever division of the proceeds they choose.—H. M. S., Mass.: There is no new law in Mass requiring Ct people selling fruit in Mass to have a license.

**CURE—G. H. I.'s horse has a curb. Mix 2 dr biniodide of mercury with 2 oz lard and rub a little of this on the enlargement once every third week and continue it for several months if necessary.**

**FARMERS AND THE TARIFF—A Cal** prune grower thinks it isn't right for him to get a better price as a result of the duty on prunes. In the end, however, prunes will be so largely produced as to be cheaper than ever to the consumer, while by growing and handling them on a large scale the producer will still be able to make a little profit. If the iron and steel magnates were as conscientious as our Cal friend, the protection of monopolies would cease. My own idea is that, as long as the country is under the protective policy, the farmer should and must have his share of protection, especially on crops like sugar, tobacco, fruits, vegetables, etc., that are imported so largely or grown in the tropics by coolie labor.

## Our Veterinary Adviser.

**LAME MARE—C. J. S.** has a mare whose hoof grows long at the toe but not at the heel; it is very tender. Shoe her with a bar shoe. Mix 2 dr cantharides with 1½ oz lard, rub a little of this around the heels once a week and continue it for several months.

**DISTEMPER—G. P.'s dog has distemper; there is a discharge from the nose and eyes and it has a poor appetite. Give one tablespoonful of good whiskey and one grain of quinine at a dose in a little milk three times a day. Wash the eyes with warm water twice a day.**

**CYSTS—A reader's pigs have lumps on shoulders. The lumps are cysts, but it would be difficult to give the cause without an examination. After the cyst is opened and all the fluid pressed out, inject a little tincture of iodine; this will destroy the wall of the cyst and it will not fill up again.**

**OBSTRUCTED TEAT—J. H. S.** has a fresh cow and it is with difficulty that the milk can be drawn from one of the teats. The opening at the point of the teat is too small for the quantity of milk which comes down the tube. Use a milk tube to open the orifice and to draw off the milk. If a tube cannot be got, use a knitting needle. After this has been used a few times it will be all right.

**SPAVIN—O. N.** wants a cure for both bog and bone spavin. For bog or blood spavin, mix 2 dr biniodide of mercury with 2 oz lard and rub on a little every second week. For bone spavin, have it fired by a qualified veterinarian.

**ECZEMA—A. J. S.** has a cat that bites itself and the hair comes off in patches. Boil 1 oz stavesacre seeds in 1 pt water for one hour and let it simmer for one hour longer, then strain and add water to make it up to 1 pt. Then wash the cat all over and repeat in a week if not cured. Also give a t. spoonful of cod liver oil at a dose three times a day for a week or two.

**HORTICULTURAL MATTERS—A. B. B.:** Australian brown onion seed is sold by W. A. Burpee & Co of Philadelphia, Pa.—Several Subscribers: For information about the early market gardening Chicago colony of S. C. write to Mr. Risley, 211 South Tenth street, Philadelphia, Pa.—E. D.: Two very good books on spraying are, Weed's Fungi and Fungicides, and Insects and Insecticides, they are sold at 50c each by the Orange Judd company of New York.—Several subscribers: I have not the address of F. A. English of Whitman Co, Wash, on file.

**LIVE STOCK AND DAIRY—F. H. W. A.:** Barn Plans and Outbuildings, sold by the Orange Judd company of New York at \$1, contains illustrated plans for various sized barns.—W. Z.: Babcock milk testers and other dairymen's supplies are sold by the Vermont Farm Machine Co of Belows Falls, Vt, the Dairymen's Supply Co, 197 Mar. et street, Philadelphia, Pa. and P. M. Sharples Dairy Supply Co, Chicago, Ill.—Hide Prices, F. G.: The quotation in F & H 11½c p lb, related to hides taken off at packing houses, which always command a big premium over country lots.—W. E. E.: The Buckley watering device, made at Poughkeepsie, N. Y., runs the length of the stable and is self watering for stock.

**THE MAPES MANURES**, that have been advertised so extensively in F & H during the past month, are among the very best of all commercial fertilizers. Farmers use them year after year. If not fully posted about them, address a postal to The Mapes Co, 143 Liberty street, New York, and on back of it write: "Send your pamphlet to me free of cost, as stated in F & H," adding your name, postoffice and state.

**VEHICLES AND HARNESS** of all kinds are made by the Kalamazoo Carriage and Harness Co of Kalamazoo, Mich. and this thoroughly up-to-date firm sell direct to purchasers. Their prices are less than wholesale and all goods are shipped subject to the approval of the purchaser. As all middlemen's expenses are eliminated, they can sell a first-class article at bottom prices. Their factory is operated by skilled workmen and the material used is only the best. Their beautifully illustrated catalog is free.

**POTATO GROWING** is profitable when the crop can be started early. An early growth is dependent on a fine condition of a soil containing plenty of humus, on sound seed, properly planted and fertilized, thorough and frequent cultivation and spraying. None the least important of these is that of planting. Planting a large area by hand is expensive and as a rule the seed is not placed at a uniform depth. Potato planters have now come into general use and one of the best is the Improved Robbins, made by the Bateman Mfg Co, Box 114, Grenloch, N. J. This

make of planter opens the furrow, plants the seed at regular intervals, fertilizes, covers and performs the whole operation correctly and accurately in a moment of time. Two men and two horses to a planter can plant 4 to 7 a per day in a perfect manner. This machine can also be regulated to plant sweet potatoes, corn, peas, beans and make up rows of cabbage, sweet potatoes, etc. The illustrated catalog of the manufacturers is free; write for one to-day and kindly mention F & H when doing so.

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**A GREAT NUMBER** of insect and fungous enemies make it impossible to grow profitable crops without the application of something to hold them in check. Our attention has recently been called to Bug Death, manufactured by the Danforth Chemical Co of Leominster, Mass., which, it is claimed, will effectually dispose of potato, squash and cucumber bugs, currant, tomato and cabbage worms, etc., and which is a great preventive of blight and rust. Being non-poisonous, it is especially adapted to use for house plants. Sample package will be sent free to any of our readers by addressing the manufacturers and mentioning this paper.

**THE PET SHEEP**, dog or goat can make himself very useful if the owner will only let it. It takes considerable valuable time and adds hard labor to someone to furnish the motive power that makes the churn or cream separator go. The easiest and nicest way for all such work to be accomplished is to procure from the old reliable Empire Agricultural works, Cobleskill, N. Y., one of those exceedingly useful little machines called the Enterprise dog or sheep power. They are quite inexpensive, are built upon the right plan to develop the maximum amount of power. Many thousands are in use.

**BICYCLES FOR EVERYBODY.** NO MONEY IN ADVANCE. Shipped direct to anyone and guaranteed as represented or money refunded. Save agents large profits and get a wheel at rock bottom wholesale price. Our Arlington Model K is the greatest bargain ever offered, in lots of one or more at \$14.85. \$25 "Arlington" \$16.50. \$40 "Arlington" \$21.50. \$50 "Oakwood" \$21.50. Good wheels \$12.50, \$11.00 & \$10.00. Skipped wheels \$7.00. The Arlington & Oakwood are strictly high grade wheels and the best that can be made. Thoroughly tested and fully guaranteed. Over 100,000 riders can testify to their superior quality, style, construction and workmanship. Illustrated catalog free. **CASH BUYERS' UNION**, 162 W. Van Buren St., B-52, Chicago, Ill.

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