

Mr. SOUTHAM: I feel the matter of farm economy in increasing long-term loans to farmers in western Canada is one of the most important aspects we have to deal with in the economy set-up we have. That is something that I think is very, very important if by accelerating the agricultural representatives working any place, appraisers, and so on, and I understand from what I know of Ontario farmers the way the Farm Board works down here, if there is supplementary supervision of young farmers it helps to make the incidence of repayment so high. They are all dovetailed together to a successful conclusion as far as your board is concerned of repayment and to the benefit of the farmer himself. I do not see too much of that in western Canada and I think it is one of our problems.

Mr. JORGENSON: Mr. Chairman, I doubt very much if it is possible for the Farm Loan Board to go into this field. I think the farm board for the purpose it was created is doing a reasonably good job but I think to go into this other field which has been mentioned on several occasions here would require the setting up of an entirely different administrative unit such as they have under the Veterans' Land Act and I think that this is the only way this problem could be handled which would defeat entirely the purpose of the board.

Mr. HORNER (*Acadia*): There has been no mention as to when the appraisals were made. I understand the appraisals extend from September 1 to December 1. I see a possibility of appraising it throughout the winter with soil maps and advice of real estate agents in the district. In my constituency I can practically tell you the value of the land whether in the middle of the winter or not. Anybody who has been farming in a country for eighteen or twenty years knows what that land will produce and whether it is in the middle of the winter or not they will have an idea.

Particularly I think in Alberta the farmer takes his net worth statement in the fall of the year mainly after he has sold his cattle for the winter, he knows what grain he has got in his granaries and what grain he can sell. He takes his net worth statement in the fall, he reviews the whole thing, he says: "I am either going to give up farming or enlarge and buy more land". He makes his estimate in the fall of the year and in the spring nine farmers out of ten are dead broke. They have maybe got enough to carry on for the summer with the aid of a bank loan, put in their crop and wait for next fall again. I think there should be some thought given to the appraising of the land up to the first of the year it not all winter long.

Mr. CHESTER: Well, in regard to that there are no restrictions as to dates. The restriction is the soil frozen or is it covered with too much snow, that a proper examination cannot be undertaken. That is the only restraining factor there. In some provinces we appraise all winter long where weather conditions permit it. The lower mainland of British Columbia, the southwestern part of Ontario, places like that where the climate is much milder. Soil maps tell you about the land. They do not tell you anything about the buildings. They don't tell you anything about the state of cultivation. They do not tell you anything about the weed situation, the fertility of the soil. Those things have got to be seen and our act requires that before any loan can be made it must be inspected by an appraiser of the board. Our act requires that.

Mr. HORNER (*Acadia*): Maybe there was an exception in the last two years but over the past few years it has been proven that the Farm Loan Board has not been very active and has not certainly done all it could be doing particularly in the western part of Canada.