

ways found higher in a community after the introduction of beet culture. It is a blessing not only to the person who engages in it, but also to his neighbors.

Slovenly agriculture is impossible with the sugar beet, and the curse of American agriculture is its slovenliness. If there is one thing our farmers need to learn more than another, it is how to farm. Another great argument in favor of an indigenous industry is the stimulus which it will give to American agriculture. The markets for our farm products are now overstocked and the prices of our farm products are phenomenally low. As I have often pointed out, the nation which exports its agricultural products as a source of revenue must eventually become pauperized. It sends out of its boundaries blood and marrow. The only agricultural products which can safely be exported are sugar, oil and cotton. The establishment of an indigenous sugar industry would rend it unnecessary to send agricultural products away from home in order to get money to buy our sugar. We would have a larger home market, a larger home consumption and less necessity for going outside to purchase. The mere fact that over \$100,000,000 in gold would be kept at home annually, in the price of sugar alone, is a matter of no mean importance. When you add to this the stimulus to agriculture and other industries which the establishment of an indigenous sugar industry would give, we see an advantage to American agriculture which is almost incalculable.

#### LAND TAXES.

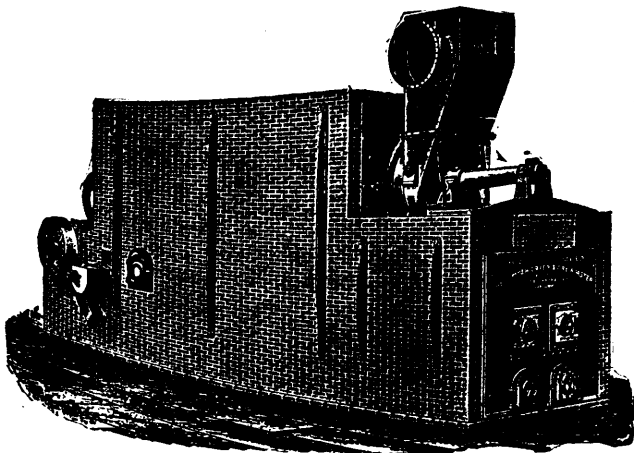
A few days ago the authorities of the city of Toronto sold a large number of building lots at public auction for

non-payment of taxes, many of them not bringing enough to pay the charges against them. These lots were all located in extreme east and west ends of the city, but within the corporate limits. They all front upon streets that have been opened, some of them paved; all of them supplied with gas and water mains, all lighted at the expense of the city, and all within the limits of police and fire protection.

Mr. R.W. Prittie, a large real estate owner, has written a letter to The Globe regarding the matter, and criticizes the conditions that make such events possible. He tells us that on many of these lots the assessment amounts to \$1 per foot per year, or as it is divided up, \$350 per acre, and that the land is only worth from \$50 to \$75 per acre for farming purposes, and that as building lots they will not be wanted for the next ten years. He thinks that the city should exclude these lots from city assessment, and place a farm land assessment on them until they are built upon. Productive wealth, wherever found, Mr. Prittie tells us, should be assessed and taxed according to its ability to earn for the purpose of civic requirements, and we should cease taking imaginary values in vacant lots beyond farm values; that property should pay a rate on only its productive value; that a house should not pay taxes when unoccupied, and that it is inequitable, when a house is vacant through no fault of the owner, that he should be called upon to pay taxes on it or on the land it occupies.

Undoubtedly one of the greatest curses Toronto is now suffering from is the system by which immense fields of land immediately adjoining the city were laid off into street and building lots, and made to become parts of the city.

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