

paid it back. The result was I never dealt with the first bank again; he was a fine fellow too, but was so strict in respect to the rules of the bank and the bank rule was that they were not allowed to lend money for real estate. I paid it back. Mind you, there are lots of boys even at 18 with much more sense than others at 25 or 26. I would not strike an age limit whereby a boy might borrow money to get started.—A. Mr. Chairman, I am sure Mr. Cardiff must have been misconstruing what I said. I never suggested for a moment that there should be any restriction about age limits. What I meant to say was this, that we figured that there was no way whereby a young man could start out farming on his own with less than a \$4,000 equity. Therefore, we thought that a fellow of 24 or 25 years of age has a fair chance at that age of having an equity of \$4,000 and that if he did not happen to have it at age 20 or 21 that is not a major disaster for agriculture. I certainly would agree with you that there are a lot of fine fellows at the age of 21 years who are better risks than many farmers at 30 years of age.

The CHAIRMAN: Now, Mr. Nicholson.

By Mr. Nicholson:

Q. I have two or three comments. This figure of \$15,457 as the average value no doubt would apply for some areas, but I think that the Searle Grain Company came up with a figure of about \$32,000 for Manitoba, Saskatchewan, and Alberta. Would Dr. Hope correct me if I am wrong. They decided that one-half a section was the minimum size of farm that a young chap could hope to live on, and they asked their agents in the three prairie provinces to submit what they considered would be a fair figure. In Ontario I would not imagine you could buy a large farm and equip it for \$15,000.

I had dinner before Easter with a farm family near Brampton. They bought a 200 acre farm ten years ago, paying \$18,000 for the farm, and \$5,000 for equipment. About two months ago they were offered \$65,000 for 150 acres of it. They would not want to buy it for that, but the people who bought it had sold land in the Toronto area for a fantastic price, and they apparently had \$65,000 cash which they were prepared to put into a farm of the same size. I would not know where to go in Canada to find a farm, equip it and hope to pay for it under \$15,437.

My second point is this: that if 5 per cent was a fair rate for the banks to get when this act was passed, I do not see how we can ask them to reduce the rate to 4½ per cent without some type of subsidy. With the farm outlook as it is in Canada at the moment, and for the foreseeable future, as I see it, I do not think that a subsidy to encourage young people to go further into debt than they have now, is a wise procedure. I think that with such a large surplus of many food stuffs, we should not be encouraging people to believe that they can get out of debt and get on their feet by getting further into debt. I question the wisdom of proposing a subsidy from some source to get interest rates reduced so that more people will get into the business of producing more food which we cannot sell.

I was home at Easter. Although we have a one bushel quota where we live, but we have not had space in our elevators to deliver any, and we have another crop coming up, without a bushel of last year's wheat having been sold.

The CHAIRMAN: Are there any more questions. If not I will thank Dr. Hope on behalf of the committee. We are very pleased that he was able to come, and to have him with us, with his experience over many years. We appreciate it very much and thank him for coming down.

Apparently it is your wish not to meet on Thursday. Do you want to meet on Monday? Is there any objection to meeting on Monday?