

Talks with Our Lawyer.

FENCE—Shakespeare, NY: Your agreement that A should repair half the division fence and B his half is a good agreement, and both are liable to the other. Independently of the agreement, neither of the two owners of the adjoining land is compelled to erect or contribute to a partition fence if he doesn't wish his land inclosed and doesn't occupy or use it otherwise than in common. If a neighbor's cattle wander over such unfenced land to other land and there damage crops or injure themselves, it is the loss of the owner of the cattle. To avoid this liability the owner must fence his cattle in.

CONVEYANCE—Pa Reader: An owner of real estate died, leaving a widow and children, all of age. The widow wished the heirs to convey their shares to her and all but one did so. The one who refused to sign still retains his interest and in case the mother dies, he as her heir inherits part of the portion that now belongs to her. The widow and the child who didn't sign are owners in common of the land—not joint owners. Either may have the land partitioned by division or sale upon proper legal proceedings. The other heirs had a perfect right to convey their shares if they so chose.

RENT—J., Pa: X rents his farm to Y for a year by verbal agreement. At the end of 6 mos Y purchases the farm of X and receives a deed of it. Will Y be obliged to pay X for the remaining 6 mos of the term? No. The delivery of the land put an end to the tenancy and Y ceased to be tenant of X.

DESCENT—A. H., N H. X, a widow, owned a farm. She had one son. She then married Y, a widower who had three children. If X should die, to whom would the property go? The surviving husband would have the use of the farm for his life. Then the son of X would take the property. The children of Y would have no interest in the property. If Y pays off a mortgage on the farm and he dies before X, his children take no interest in the property by reason of the fact that Y paid off the mortgage. The wife can, by will, devise the farm to her child if Y will in writing assent to the will. If he will not, she cannot thus deprive him of his life estate in the property.

DAM—Ct Subscriber: A has for several years owned a fish pond formed by damming up a stream. The water sets back on B's land. C now intends to buy B's land and threatens to make trouble for A. Can C compel A to draw off the water? No. C can sue and recover damages, but can't make A take down his dam after so many years.

INHERITANCE—H. E. N., Mass: If a wife has real estate fall to her from her father or mother, can her husband take any of it at her death, they having had children, and can she during her life sell such property without the husband's consent? In Mass, on the death of a wife, the husband has a life estate, free from all her debts. In any land of which she was seized of an estate of inheritance at any time during coverture, if they had lawful issue born alive and capable of inheriting. Therefore in this case the husband has such an interest in his wife's land, and to make it impossible for a wife to strip her husband of these rights without his consent, it is by law made necessary that he give his written consent to any conveyance which will destroy or impair such interest.

LAND REGISTRATION—M. L. W., N Y. The Torrens system of registration and transfer of real property is a name given to a system built upon the principles of examination of a title by a public examiner, the registration of a title, the issuance of a certificate of title, and an indemnity by the state against loss by reason of any flaw in the title. See "The Land Registration Act of Massachusetts." Little, Brown & Co, Boston, 1888.

BURIAL LOTS—Mass Reader: Rights in burial lots are governed by the terms of the deed and the act of incorporation of the cemetery. The secretary or clerk of your association will give you the information you desire.

FENCE—Del Reader. No person not wishing his land inclosed, and not occupying or using it otherwise than in common, is compelled to erect or contribute to any partition fence. But when any fence is erected by a person on the boundary line of his land and the person owning the land adjoining thereto afterward incloses his land so that such fence is used by him, he shall pay to the person owning it half the value of so much of it as serves for a partition fence between them.

DEED—W., Fla: A deed of property by X to Y before the land is deeded to X is a good deed and conveys the land to Y as soon as X acquires title. Y should of course record his deed at once, but it is a good deed even though not recorded. If

a husband dies in Fla leaving a widow and one child, the offspring of a previous marriage, he cannot by will leave all his property to the child and cut off the widow against her will. She may take one-half the property in spite of the will. The husband and wife must join in the sale, transfer and conveyance of the property of the wife. The real estate of a woman, upon her marriage, remains her separate property free from the interference or control of her husband, in N H, N Y, N J, Pa, O, Ind, Wis, Minn, Kan, Neb, Md, Del, W Va, Ky, Ark, Col, Wyo and Miss.

The question of R. P. of Ga is not a question of law but of the weight of your evidence. All depends on whether or not the jury will be persuaded by your evidence.

Our Veterinary Adviser.

CHRONIC DERANGEMENT OF THE THROAT AND BASE OF TONGUE—J. T. D. has a steer which has eaten very little for several months, when he chews his food it seems to stick in the back part of his mouth and at times has to be removed, when he chews a great deal of saliva runs out of his mouth. There is a disease which sometimes affects the base of the tongue and extends to the throat and the above symptoms would indicate that the disease was there. The animal should be examined carefully by a qualified veterinarian. If one cannot be had, gargle the throat three times a day with the following: Potassium chloride 2 dr, fluid extract of belladonna 1 dr, and water 1 pt. Feed on ground oats and bran.

DIARRHEA—E. E. H. has lost some young calves with diarrhea. The calves seem all right and strong, but from 12 hours to 3 days after birth they begin to scour and soon die. One of the most common causes of this trouble is the first milk of the mother containing too much of the purgative properties which nature provides to move the bowels of the young animal. This trouble can be usually prevented by milking the cow a few days before she comes in, thus removing the greater part of the milk which contains the purgative principle. Also give the calf when it is born 2 oz castor oil. After the calf is sick, medicine seems to be of no use.

INDIGESTION—G. W. B. has a horse which eats well but keeps very thin in flesh. Feed on good hay and oats. Boil a teacupful of flaxseed into a pulp and while hot pour it on 1/2 a pint of bran and make a mash of it. Give him a mash of this kind once a day and put one of the following powders in it. Mix 4 oz nitrate of potassium, 4 oz sulphate of iron and 2 oz nux vomica, divide in 24 doses. Repeat this quantity if needed.

BLACK LEG—L. K. has lost yearlings; the leg swells and they die within 24 hours. This disease is one of the forms of anthrax, which affects young cattle, and is the result of the animal being in a plethoric state. When it takes place there is no cure but it can usually be prevented by keeping young stock in a good, healthy, hard condition. Change the food to ground oats and bran with abundance of good fresh water. The disease is not contagious, but the same cause may produce it in several animals in the same herd.

ECZEMA—J. H. has a horse which has an itchy skin, at times small pimples will appear these dry and the hair falls out. Also a horse which has a sweet itch. Mix 1 oz carbonate of potassium with 1 qt water; wash the horse all over with this, then wash off with clean water and dry well. Mix 2 oz oxide of zinc with 4 oz vasoline and rub a little on the affected parts once every third day. Also mix 4 oz sulphate of iron and 4 oz nitrate of potassium, divide into 24 doses, give one once a day in bran mash. In the case of sweet itch, on account of its being of one year's standing, little can be done. Try rubbing it well once a day with a little soap liniment.

LAME HORSE—T Y has a horse which has been lame for 3 yrs and is getting worse. It is not likely that anything can be done for such a chronic case, but as we do not know the location of the lameness, we cannot prescribe. If possible, find the nature and cause of the lameness, then let us know and we will advise.

THE ILLINOIS INCUBATOR is sold on the guarantee that it is a perfect hatcher. Have you written for a catalog? If not, do so to-day. It is made by J. H. Jones of Streator, Ill. The Illinois incubators and brooders are among the most substantial and satisfactory machines used.

ORDERING BY MAIL is now a safe and reasonably sure method of getting pure and fresh seed. Reliable seedsmen have a reputation at stake and cannot afford to palm off old and worthless seed. Before buying of local storekeepers or elsewhere, send to the Ford Seed Co of Ravenna, O, for their catalog, which is free. Their seeds are of a No 1 quality.

Helps for Farm and Home.

CHAT WITH THE EDITOR

J. L. K.: There are three reliable booklets on onion culture: 'The New Onion Culture', by Greiner, price 50c. 'Onions, How to Raise Them', price 20c, Gregory on 'Raising Onions', price 30c, these booklets are all sold by the Orange Judd company of 52 Lafayette place, New York.—F. E. S.: The Champion hand seed sower, made at Urbana, Ind, is sold by the Whitman & Barnes Mfg Co of St Catharines, Ont. The import duty from the states to the Dominion of seed sowers is 20 per cent. The Iron Age seed sowers are sold by J. A. Simmers, 147 King street east, Toronto.—S. J. S.: For information about the soil, climate, etc. of Cal, write to S. J. E. F. Smith, Cal b'd of agri, Sacramento, Cal.—A. L. D.: For information as to the best fruit lands of Fla, write to M. V. Richards, Washington, D C.

HORTICULTURAL MATTERS—Mrs I. J. P.: For catalog of the best dahlias, write to the florists and seedsmen that advertise in F & H.—H. W. H.: Field Notes on Apple Culture, by Prof Bailey, price 75c, sold by the Orange Judd company of 52 Lafayette place, New York. Who answer your many inquiries on apple production.—Mrs M. H.: Poplar cuttings are sold by nearly all nurserymen who advertise in F & H.—C. F. R.: Henderson's Handbook of Plants is a reliable dictionary of plants, trees, shrubs, vines, etc. It is sold by the Orange Judd company of 52 Lafayette place, New York, at \$1, postpaid.

VALUE OF OLD CEMENT—W. L. C. has three tons Akron cement, old and hard, in paper sacks. It is useless as cement. Would it pay to run through a mill to pulverize and then spread as a fertilizer? Fresh Akron cement undoubtedly contains a good deal of lime that would materially aid in bringing plant food to an available condition in certain soils. Soils that are greatly benefited by an application of stone lime would undoubtedly be benefited by an application of fresh Akron cement. Old Akron cement that has become hard has undoubtedly lost its power of bringing inert plant food to an available condition. The value of this old cement for agricultural purposes will undoubtedly depend quite largely on its present condition. It may be almost entirely worthless. If the cement has become hard and set, the lime is undoubtedly present largely in the form of silicate, hydrate, carbonate, or all of these, and the value of this cement, therefore, cannot be but slight. If, on the other hand, a considerable portion of the lime has not changed materially since its manufacture, it undoubtedly would have considerable agricultural value. The chances are, however, that it will not pay to go to any considerable trouble or expense in preparing the mechanical condition of this cement for agricultural uses.

ICE POND—Ct Subscriber: A and B have an ice pond. The dam is on A's land. B agreed to do half of the work on the dam and pay half of the expense. This B has not done. How can A compel him? By suit attaching B's land.

WALL PAPER advertisement with image of a person painting a wall. Text: 'WALL PAPER can be effective without being high-priced. A good design, well colored, costs no more to make than a poor attempt. Our 25 years' experience and improved machinery enable us to make the best effects for lowest cost. See our samples before placing your order. Agents wanted everywhere. KAYSER & ALLMAN, 1214-16 Market St., Philadelphia.'

BROWN'S BRONCHIAL TROCHES advertisement. Text: 'Neglect of a Cough or Sore Throat often results in an Incurable Lung Disease or Consumption. For relief in Throat troubles use BROWN'S BRONCHIAL TROCHES, a simple effective remedy. Sold only in boxes.'

KENDALL'S SPAVIN OURE



The old reliable remedy for spavins, Kingbones, Splints, Curbs and all forms of Lameness. It cures without a blister because it does not blister. Price \$1, Six for \$5. As a liniment for family use it has no equal. Ask your druggist for Kendall's Spavin Oure, also "A Treatise on the Horse," the book free, or address Dr. B. J. KENDALL CO., Essexburg Falls, Va.

Horse's Tail advertisement with image of a horse's tail. Text: 'The Horse's Tail with TITZ PERFECTION hold fast. Made of polished metal. Can't wear out. Stood the test of 8 years. 500,000 sold. Nothing else as good. Agents wanted. Sample 20 cents. See Helms Novelty Co., 112 4th St., Des Moines, Ia.'

SEIZE AND HOLD FAST advertisement with image of a man holding a horse. Text: 'Put your confidence in our unqualified and absolute guarantee that Veterinary Pixine will cure any gall sore or scratch on horse, or any sore or skin disease on horse, cow, sheep or dog. Money refunded if it fails. The more chronic the sore or disease the more anxious we are for you to test it—for you to proclaim its marvelous effectiveness. It makes a quick, clean, healthy cure without scab. It is an antiseptic, neutralizing, soothing ointment of unfailing properties. One trial box convinces.'

PRICE (2 oz box 25c) At Druggists' and Dealers' or by mail postpaid. TROY CHEMICAL CO., Troy, N. Y.

Personally Conducted California Excursions advertisement. Text: 'Via the Santa Fe Route. Three times a week from Chicago and Kansas City. Connecting cars Boston to Chicago by all lines. In improved wide-vestibuled Pullman tourist sleeping cars. Better than ever before, at lowest possible rates. Experienced excursion conductors. Also daily service between Chicago and California. Correspondence solicited. S. W. MANNING, N. E. Agent, The Atchison, Topeka & Santa Fe Railway, 332 Washington St., Boston, Mass.'

MAGNETIC HEALING advertisement with image of a man. Text: 'MAGNETIC HEALING cures when all else fails. Prof. Jones cures all diseases at his Infirmary, or by his Absent Treatment. Distance makes no difference. This Method is taught to others at his School or by mail. Many of his students are making \$25 per day. His Journal of 32 pages free. Address W. D. JONES & SON, Bloomington, Ill.'

PHOTO-ENGRAVING and ELECTROTYPING advertisement. Text: 'We have unrivalled facilities by reason of skilled workmen, first-class materials and newest machinery for producing excellent work in both these departments at very low prices. Special attention given to making pictures, either half-tones or line drawings, of live stock, poultry, farm buildings, implements, etc., from photographs or drawings, for our subscribers and advertisers. Also half-tones with extra coarse screen for use on fast presses of daily newspapers. Artistic designs and illustrations for catalogues, circulars, etc. Our electrotyping department is specially equipped for a sick work, and can furnish electric in a few hours, when necessary. Add. to Photo-Engraving or Electrotyping Dept., Pilsbry Pub. Co., Springfield, Mass.'