

Farmers' Financial Directory



Assets over \$2,500,000

A.D. 1833

Losses Paid Nearly \$40,000,000

Bad Hail Storms Coming!

Foster's Weather Report says:

"As we see it this is one of the great Hail Storm years. We are expecting disastrous storms in July and very severe storms in June. These great storms are expected to include destructive hail storms, and farmers should insure against hail. These hail storms are close kin to tornadoes and thunder-storms."

BEWARE!

Secure Insurance that really Insures. Get a policy with a reliable company who guarantee full payment of loss.

Beware of the man who offers cheap insurance—take no chances on policies or weather. If you are in doubt about the protection offered in a policy, consult the Government Superintendent of Insurance.

Our Agent in your locality will be glad to give you full particulars as to the reliability of our policy.

British America Assurance Company

Hail Dept. - Winnipeg

SASKATCHEWAN GRAIN GROWERS!

If your crops are damaged or destroyed by hail you need not worry if you have previously secured

A Hail Insurance Policy

issued by

The Middle West Insurance Co. Ltd.

CHARTERED AND REGULATED BY THE PROVINCE OF SASKATCHEWAN. Low premiums which may be retired by note or cash. Prompt service, liberal adjustments of losses. Full government deposit for the protection of policy holders. Agents all over Saskatchewan. See one of them or write to

ANDERSON & SHEPPARD

General Agents

Box 1080, Moose Jaw, Sask.

Hail Insurance

Write us for Further Information

Of the many perils to which your growing grain will be subject, that of damage by Hail is greatest, and although greatest it is the one hazard from which the risk of loss may be entirely eliminated.

See that your Insurance is under a British Crown Policy, backed by a reputation for Fair and Prompt settlement of Loss Claims.

See our Local Agent or write us

The British Crown Assurance Corporation

Limited, of London and Glasgow

Western Canada Offices:

REGINA, Saskatchewan

CALGARY, Alberta

FARM MORTGAGE BANKS

The problem of establishing farm mortgage banks—frequently under discussion in the past in Canadian legislatures and in farmers' organizations—is once more engaging attention in the western provinces. As the representatives of the farmers and of the banks in the western provinces are shortly to confer on the subject, a basis may be here suggested for their consideration, which includes workable features in the experience of the United States and of Europe, adapted, however, to the differing conditions in the various provinces. It involves a plan under which, whilst the charter would be from the Dominion, and the control, as to general matters, would be central, each province would have its own bank, all of whose funds would be available exclusively for the people of that province. It is essential that the capital should be obtained very cheaply, if it is to be lent to the farmers cheaply, and, therefore, to afford high security, the loans would be confined to mortgages on farms, leaving advances on grain and cattle to the ordinary banks.

National Farm Mortgage Banks

Whilst under its special act the institution might be termed "The National Farm Mortgage Banks of Canada," it would, of itself, have no capital of its own, but would include three distinct organizations: The central bank board, the directing authority; the provincial farm mortgage bank for each province, or assemblage of provinces, the depository of funds and investing authority; and the farm loan associations in each province, the borrowing authority.

The central bank board would comprise three members of very wide experience in the management of mortgage or trust companies. They would, under the special act conferring the charter, be appointed by the governor-in-council, and would report annually to the senate. Their powers would include the organization of the provincial banks, the fixing of interest rates on bonds and mortgage, arranging bond issues and bond sales, inspecting the banks, etc., their expenses being paid proportionately by the banks.

Capital of Half Million

Each farm mortgage bank would have a capital of \$500,000, subscribed by the provincial government up to 25 per cent., by the borrowers and by the people of the province generally; any unsubscribed balance to be taken up temporarily by the Dominion government and repaid afterwards as local subscriptions come in. Each bank would in time have branches and would, with the central board's assent, have power to issue bonds to an amount not exceeding the mortgages and secured in trust by them. Under the special act these bonds would be also guaranteed by all of the other mortgage banks, and thus would form a very high class security. The mortgages taken would be exclusively on farms and within the province, and the loans limited to 50 per cent. of the value. The bank would also act as agent for estates in securing and guaranteeing investments, and would receive deposits. An important feature in the bank would be the information department for the free use by its farming clients in securing information as to farming methods, seed grain, fertilizers, farm equipment, etc., and in making favorable arrangements with manufacturers and producers for direct sale of farm requirements to the bank's clients.

Objects Aimed At

The borrowing authority in the organization would be the farm loan associations, which each bank would form in numerous offices throughout the province. The association is simply a limited partnership of at least ten farmers who wish to borrow from the bank, and who guarantee each other's mortgage and the valuation of the property securing it, and each of whom, to the extent of 5 per cent. of his loan, becomes a shareholder in the bank. Until the loan is paid off these shares form a further security to the bank. Farmers may borrow outside the association, but at higher rates of interest. The special act defines the liability of the partnership members, just as it does the duties and liability of the banks and the central board. The payment annually, after the second year, of a

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Use a Bax Legal Will Form and make your will at home. You can do it as well as your lawyer, and just as binding. These wills

cannot be broken if you follow our instructions. You sit down and fill in the blanks as shown by the sample will accompanying each blank. Don't delay. Do it now. Sold by druggists and stationers, 35c. or by mail (3 for \$1) to Bax Will Form Co., Room 171B, 257 College Street, Toronto.

Sale by Tender

Tenders will be received by the undersigned up to noon on Saturday, the 10th day of June, 1916, for the purchase of a section of land, containing 640 acres, more or less, together with buildings thereon, described as follows:

Section 2-28-19-W. 2nd.

In the Province of Saskatchewan, Canada, situate one mile from Raymore, a station on the main line of the Grand Trunk Pacific Railway between Winnipeg and Edmonton, and about 350 miles northwest of Winnipeg.

There is a good school, also Church and Elevator at Raymore.

Some 60 acres of the land are being cultivated this spring. About 400 acres are cleared and fit for cultivation. There are some good poplar and willow bluffs and a well on the property.

The buildings, consisting of dwelling house, barn and two granaries, are exceptionally well built and better than the average farm buildings.

Tenders should state price and terms of payment. The highest or any tender not necessarily accepted.

THE UNION TRUST CO., LIMITED,
Winnipeg, Manitoba.

MONEY TO LOAN!

on first mortgages on improved farm lands at current rate. Loans promptly negotiated. Charges reasonable. Correspondence invited.

The Huron & Erie Mortgage Corporation

WINNIPEG REGINA EDMONTON

Money to Loan

on improved farm property

Lowest Current Rates

Apply through our representative in your district or direct to our nearest office.

National Trust Company Limited.

323 Main Street
WINNIPEG

TORONTO MONTREAL
EDMONTON REGINA
SASKATOON