

1919, the average value of occupied farm land in Ontario is \$66 an acre and in Quebec \$72 an acre, as against \$35 in Manitoba, \$32 in Saskatchewan, and \$29 in Alberta. In industrial New England, according to the official reports of the United States Department of Agriculture, plough lands average slightly higher in value than those of Ontario and Quebec, while in the great agricultural and industrial states of Ohio, Indiana, Illinois, and Iowa, they range from \$91 to \$169, as against from \$33 to \$61 in the South and \$37 in the purely agricultural State of North Dakota. One looks to a future when, through the natural growth and general distribution of industries, the farm lands of Western Canada will compare in value with those of Ontario and Quebec and conceivably with those of Illinois and Iowa. Between 1914 and 1920 farm land values in the United States increased 70 per cent., farm wages 100 per cent., and value of crops per acre 124 per cent. For Canada we have no complete comparative statistics, although, however temporary the condition may be, we no doubt have proportionate increases in land prices, wages and value of production. If it were known that in five years a rural crossroads in Oxford would become an industrial centre of 20,000 people, would the surrounding farmers sell their farms for an advance of 50 per cent. upon the best prices they could now obtain? Let me submit a practical illustration. A year or so ago soda ash was transferred from the free list to the schedule of dutiable imports with a duty of one-third of a cent per pound under the British preferential tariff and three-tenths of a cent under the general tariff, and as a result the Brunner, Mond Company have established a plant at Amherstburg. In its construction 1,000 men were employed. There are 400 workers on the payroll and the annual total for wages exceeds \$800,000. The Company is

utilizing salt and limestone, natural resources of the district, in manufacturing a product for which we sent annually between \$2,000,000 and \$2,500,000 out of the country. The town has had a remarkable revival of prosperity and land in the neighborhood which could be bought two or three years ago for \$100 an acre is now held at \$200. Moreover, naturally and inevitably increase of farm values around Amherstburg improves land values over the whole district, for the effects of a great industry are wide and far-reaching. Surely the evidence is conclusive that where industries flourish and expand farm lands rise in value, and that in all those states and provinces of North America in which manufacturing is general, active and prosperous, farmers too are most prosperous and farms of greatest value. It is significant that in Quebec where manufacturing steadily expands rural population is increasing. Five years ago the total area of land under cultivation in the Province was 10,500,000 acres. This year 15,000,000 acres are under cultivation. In a speech at Quebec a few months ago Sir Lomer Gouin rejoiced that through industrial development the movement of population out of the province had been substantially overcome.

THE LESSON OF THE SOUTH

There was no general recovery in the South from the ruin of the Civil War until cotton factories became common and the iron and steel industry had its great development. It was found that milk rose in value, that the market for dairy products increased, that canning factories created a demand for products previously ungrown or unsalable, and that millions of dollars spent in the purchase and transportation of imported food preparations were transferred directly to the pockets of southern farmers. In a single year before the revival of agriculture,