

be the Demonstration Farm for the tract, in view of the fact that the cultivation is from one to five years ahead of the Norfolk Southern Farms tract.

LABOR

The farm labor situation is perhaps better in this section than in any other part of the United States. Negroes, trained in the pursuit of farming, are to be had in abundance.

The negro, when intelligently handled, is more dependable, more steady and works willingly for a lower wage than does the itinerate white laborer, who must be largely depended upon for farm labor over the greater part of the country.

SOCIAL SURROUNDINGS

To the young, unmarried man desirous of getting a start in life at a sacrifice of many pleasures, social surroundings mean little. But to a man with a family, the steady, home-building settler, such conditions are important. Belhaven,

about four miles distant from the tract, is a progressive town of some 5 000 population. Located on Pantego River, it provides both fishing and boating. Its stores and schools are a credit to a town of this size. Nevertheless, it seems advisable to plan for a Community School on the tract, with attending social features.

On the R. T. Crane Farm for the widows and children of employes killed in the Crane Works at Wheeling, Ills., a building for school, dancing, entertainments and athletics has been erected. Weekly visits are made by a doctor and a dentist, who inexpensively bring to the tenants the advantages - nay necessities - which so often are denied or at best laboriously obtained by farmers. Such an institution would not necessarily be a matter of the immediate future, but should enter into the plans of a carefully thought-out development.

PRESENT CONDITIONS

At present the Broad Acre Ranch which is