

## MOVEMENT OF POPULATION FROM COUNTRY TO CITY

The time is past when the fertile lands of the West may be had for the asking. In an address before the Cut-Over Land Conference of the South at New Orleans in April, 1917, the Hon. Clay Tallman, Commissioner, General Land Office U. S. Dept. of the Interior, said in part:

"Out in Arizona or New Mexico where it takes 40 acres to keep a cow, men are very freely paying \$1 25 to \$5 00 per acre for the land, and they are glad to get it.

We sold last year 44 000 acres of land in an Indian Reservation in California at Public Auction. Anybody could buy all he wanted. It was picked-over land. The Indians had been allotted the best of it, and the homesteaders had taken what they wanted, and this was the tail end. It was appraised at \$56 000 00 and was sold for \$119 000 00.

Last summer we opened the Colville Indian Reservation in Washington, of about 400 000 acres. That was also remaining land -- after the Indians had been allotted the best lands. It was very rough and much of it very dry. We held registration out there for that land, and we had 90 000 applications to register for 3 000 farms. In Dakota a year and a half ago we had 11 000 acres on the Standing Rock Indian Reservation that was appraised at from \$2 50 to \$8 00 per acre, subject to the Homestead Law. A man could get only so much of it; he had to homestead it and pay the price

too. We had 30 000 applications for that land and they took every acre of it.

----The government has now expended probably \$120 000 000 00 in building reclamation projects for arid lands. ---All throughout the Western states you will find people willingly and gladly paying anywhere from \$30 00 to \$100 00 an acre just for the water alone, to say nothing of the cost of reclaiming the land, and leveling it and getting it ready for crops which may run up to \$50 00 an acre more.

I am saying these things to you just to point out a little of what is going on in different parts of the country, just to show the demand for farm land under conditions such that a poor man can work out a home."

To solve the problem of food consumption under conditions where the population of the country doubled within the lifetime of an ordinary man and where the available surplus lands had been used up, it was necessary to decrease the exportation of our food stuffs.

At the present time when the War has created the urgent call upon this country to become the food supply source of our allies, our exportations, of course, have increased, but only under the most strenuous efforts and self-denial upon our part. Under a system of agriculture commensurate with our possi-

## MOVEMENT OF POPULATION FROM COUNTRY TO CITY

### Percentage Population in Cities

1890	36.1%
1900	40.5%
1910	46.3%

### Percentage Population in Cities of Various Districts

	<u>1890</u>	<u>1900</u>	<u>1910</u>
New England States	75.8	79.9	83.3
Middle Atlantic States	57.7	65.2	71.0
East North Central	37.8	45.2	52.7
West North Central	25.8	28.5	33.3
South Atlantic	19.5	21.4	25.4
East South Central	12.7	15.0	18.7
West South Central	15.1	16.2	22.3

### Increase in Population of United States

<u>Year</u>	<u>Number</u>	<u>Percent</u>
1880	50 189 209	-
1910	93 000 402	85.3%
1916	102 017 312	9.7%

bilities and comparable with that of many of the older European countries, it should not require a serious effort to supply the whole of Europe with food.

### RECLAMATION OF UNUSED LAND NECESSARY

With these conditions of food shortage and no more readily available Government lands, it becomes necessary to meet the emergency in two ways:

1. By teaching and practicing more efficient farming, a system of permanent agriculture.
2. By reclaiming what at present is unusable land.

The first method can never meet an emergency of the present for it is a matter of education and development, a process necessarily slow. Reclamation of waste lands must come chiefly in the West and South where such areas lie in greatest extent. The West is fast becoming developed as the statements of the Hon. Clay Tallman indicate. Moreover, development in the West is largely pioneer work in all aspects. Not only must the lands be

developed but also living conditions and markets. The West is still a new country, the South is the oldest part of our continent. The South lies a day's ride from the first city of the U. S. often indeed within a short automobile ride of civilization in the most mature state.

In any reclamation project, Capital must be plowed in. This fact usually removes the opportunity from the ordinary farmer. Lacking in both Capital and Credit, it is impossible for the ordinary farmer to undertake the reclamation of any amount of land. Moreover, in most cases such undertakings cannot be accomplished on isolated farms of 160 or 200 acres but must include vast acreages. Drainage in the waste swamps cannot be a matter of a few acres but must comprise square miles.

Under conditions related to such projects an overhead expense must be met for a certain period in which no returns can be expected. Not only capital but the interest on such capital must be plowed under for the first years of the project.

For these reasons, it is readily seen that such undertakings can only result from the intervention of men of large means and the investment of big interests in time, money, and direction. If it costs 12 bushels of corn per acre to raise an acre of corn if we allow 10 cents per bushel for the cost of harvesting it and marketing it, a charge of 6% interest on the money invested, and receive 50 cents a bushel for the corn (a ten year average price in Illinois), land producing 20 bushels per acre will be worth \$33 33 per acre. Land producing 40 bushels per acre, however, will not be worth \$66 66 per acre but \$166 66. Thus besides meeting the emergency in food production, the investment is gilt edged.

Such returns, of course, depend entirely upon the success of the undertaking which most often means simply the ability to carry the project through the years of no return. In many cases the failure of farmers settling upon new lands has been solely due to the lack of their own capital or backing from anyone else. Often, too, failures are due to mis-

representation. Land without possibilities can never pay, whatever the investment made.

In the past the policy of the land man too often has been to secure immediate fortune by either a misrepresentation to the buyer or by settling the farmer upon land requiring a working capital which the farmer did not have and which the land man had no idea of furnishing. Having sold a man a piece of land the real estate agent or land company felt that it no longer had any interest in the proposition and the farmer was left to struggle along to success or failure; either result immaterial to the seller.

Such shortsighted policy has been general among all forms of business but just as there is a new era in general business policy so there is bound to be a new era in the business of land selling. And that there is a beginning in this new era of business policy can no longer be doubted. Mr. Henry Ford is not alone noted for the Ford Automobile, but also for his policy of guaranteeing satisfaction at

a minimum profit on each car. Such policy builds for permanent success. "Never before in our country's history was each man's private business so much everybody's business as it is now. " Cooperative business is the business of the future.

The International Harvester Company devotes an entire floor of its building on Michigan Avenue, Chicago, to an Agricultural Extension Bureau. From here lantern slides and lectures are sent free upon request all over the world to promote better farming. Advice and help in all matters of farming are furnished free to any and all. Campaigns for the eradication of cattle-tick, campaigns for diversified farming, campaigns for all manner of improved agricultural conditions are conducted at the expense of this company. Such a department is an enormous expense but it is maintained solely on the theory that success for the farmer means success for the International Harvester Company eventually.