

\$600,000 for a site for their new building.

This township, which has only two small villages, has an average value per acre of \$25, or a total valuation of \$576,000. It can be readily seen that a sixteenth part of an acre of Chicago real estate, valued at \$600,000, would yield more revenue by the "land value tax" than our township; and further, by the prices paid by Montgomery, Ward & Co. for a building site would put a value of \$9,600,000 per acre on Chicago real estate. The above value of Chicago real estate per acre would buy 384,000 acres of farming land at an average value of \$25 per acre; one acre of Chicago real estate would yield in revenues \$19,200; the 384,000 acres of farm land would yield only 5 cents per acre. The power of an acre of land to produce comforts for the human family fixes its value; just as a site value is fixed by the revenue it commands per year. For example, A rents his building for \$1,000 per year; money being worth 5 per cent, his property would be worth \$20,000. It is not our intention to enter into a discussion of the ramifications which produce the enormous "site values" in our cities, as that would be beyond the scope of this article. Our aim has been more to call public attention to the "land value tax" as a cure for trusts than to enter into a lengthy exegesis of taxation. We also wish to call attention to the many untaxed privileges, which are enjoyed by corporations of today, such as "lake front" wharfs, or river fronts and wharfs and docks on the seacoast. The first of the above, which pertains to lakes and rivers, is known as riparian rights; the last, as "littoral" rights, pertains to the sea.

The "cure for trusts" must be based on the fundamental principles which would naturally adjust the burdens of government, so that the holder of special privileges would pay to society a true compensation for the enjoyment of such privileges.

A "land value tax" assessed according to the following graduated scale would go far towards making corporations and trusts, which monopolize the land or the source of the raw material, return to society a just compensation for the privileges of enjoying such monopoly.

All citizens who own \$50,000 or less levy a "land value tax" of 2 mills on the dollar; more than \$50,000 and less than \$75,000, levy 2 1/4 mills, and so on. Increase the levy one-fourth of a mill for each additional \$25,000 of land values, which gives \$2.50 per thousand for the first hundred thousand, \$11,500 on the million.

We can readily see that all vacant land, assessed by a "land value tax," would be brought into use; that all lands held by any corporation, not so much for their own use as to prevent others from using, would, through the "land value tax," become too burdensome and therefore sold to some other party, that was able to develop and use the product of such land, thus restoring competition and bringing into life a more just distribution of the proceeds of the land.

"Land value tax" is a radical theory of taxation. But radicalism has a virtue that cannot be denied. The mere fact that it is founded on fundamental precepts which underlie every question of social economics, must be of itself sufficient evidence of its potency.

PERRY D. PLAIN.

Atwater, Ill.

**CUT DOWN PUBLIC SALARIES.**

Editor Independent: In reply to your advertisement in The Commoner, dated December 26, will say that salary reform would be the best remedy for trusts and all other evils growing out of politics, as the salary paid public officials is generally greatly in excess of the compensation received in ordinary occupations. This fact gives cause for a great deal of bitter strife in our primary campaigns and also offers an inducement for the using of large sums of money in corrupting voters; it is by this means that the voter is educated in craft and deception and is very apt to sell in the highest market when it comes to the general election. When a voter becomes corrupted he has no faith in any public official or any political party. He will attach more importance to the pitiful compensation he receives for his vote than he will to any interest he might have in the general welfare of the public.

Some men think we could not elect competent men under a system of low salary on account of the responsibility they assume in filling a public office. I cannot see where they assume any very great responsibility in collecting the tax and dividing it up among themselves. For illustration I will state that our county auditor receives about \$1,200 per annum; this office has been filled for the last four years by a com-

petent deputy at a salary of about \$2 per day, the man elected not living near the county seat has been relieved of the usual annoyance of making loans of money and indorsing notes which tangle up and ruin most of the men elected to office in this county.

Dishonest men seek public office for the money that is to be made out of it; honest men would accept it at a low salary for the honor in it and for the benefit of the public. If the voters were not corrupted in the local primaries they would not sell out in the state and national election; then we might be able to elect statesmen on their merits who would legislate in behalf of the people and enforce the law against the bloated corporations. Where men are elected to office by corrupt methods they are certain to show a cowardly weakness when they have the opportunity to defend justice. There are very few men that ever realize any permanent benefit from a high salary while every one is injured by the evil that is born of it. I hope that able and intelligent men may some day investigate this question and bring it before the public in a proper way, as my occupation is that of a hayseed and my supply of intelligence is very limited. I am quite unable to present this question in a way that it might be properly understood.

H. C. GUYNN.

Lexington, Ind.

**PUBLIC OWNERSHIP.**

Editor Independent: Let us do something for the trusts—if not administer a remedy, give them poison or rope enough to hang themselves—anything to enliven this do-nothing age.

We should organize a progressive socialist party, not to enforce the socialist program in a lump, but to take up the most popular measures and force them one at a time. We cannot reach good government at a single jump. That is not usually the course of nature. The negroes were freed in a moment, but are still in bondage to their ignorance.

The sorest place with western farmers is the transportation monopoly. We feel that if the tariff is the mother of the trusts, transportation is their father.

Let us begin by government ownership of railroads, and perhaps government operation of some of its coal fields—not by confiscation, but by development of coal banks on the public domain.

Tariff seems to me to be wrong in principle, but it is not the greatest evil. The government can buy the roads at what it will cost to build new. If not, build new. It won't hurt the railroad magnates as they can get employment on the grade of the new government roads if they cannot compete with the United States. Their troubles should never be mentioned, for if a relief for one-half the present poverty could be got, it would more than pay for the lives of all the railroad men. No nobler sacrifice in all history will ever be recorded than the one that leads us out of the sickening, dazzling light of American millionaires.

If man is God's noblest work and is now at the highest point yet reached in his development, the American millionaire is the most fiendish form yet permitted to Pluto.

E. F. CAMPBELL.

Cisco, Utah.

**DEPORT THE NEGRO.**

Editor Independent: The trust problem can be solved in only one way. That way is to maintain the equilibrium of the world. Rightly balance every country, and the world will balance itself. There is but one legislative act that will do this. Our country can easily do its part of the balancing. Send the negro away from the south is the way. Gradually send them away, so as to injure no landholder. Send one million a year, for ten years, to Africa. In that country they will civilize about thirty million savages. That will open up a new market for our produce.

This enactment will balance the three vocations—agricultural, industrial, commercial. No country can have compact strength unless these are balanced. Agriculture is the blood, commerce the flesh, industry the bones. A nation of people is analogous to the human body. To increase Uncle Sam's strength we must make his bones grow. They must grow in Mississippi as well as in Ohio. There is only one thing that will promote such growth. Negro muscle must go out, and white-man brains come in. There is one difference between free trade and protection as trust-breeders. Protection makes many little ones; free trade a few big ones.

STEWART B. PIPKIN.

Candidate for governor of Mississippi. Gatewood, Miss., Jan. 5, 1903.

**Nebraska Real Estate and Exchange Agc'y.**

100 Choice Bargains in Nebraska Farm Land. We can suit you in price, terms and location.

Fifty Stock Ranches in Nebraska. We have these worth from \$50,000 down to \$300. Can please you in terms and location.

**READ THIS LIST:**

- No. 540. 1100-acre ranch, one mile from the county seat of Sherman county. It will pay stockmen to investigate this.
- No. 541. This is a great ranch proposition, controlling a range ten by twelve miles square. Goes at a bargain. Located in Thomas county.
- No. 542. 640 acres in Frontier county, all deeded. 100 acres in fall wheat. Good farm with 200 acres under cultivation. Price \$7.50 per acre. Write us what you want in ranch property and we will submit full descriptions of our bargains for you to choose from.
- No. 558. 40 acres one mile north of Seward. This is one of the most beautiful homes in Nebraska. Improvements worth over \$5,000. This pretty place to trade for a larger farm and pay cash difference.
- No. 559. Stock of general merchandise in county seat town worth \$8,000. Average annual business \$52,000. It takes cash to handle this, but a better business opening cannot be found in Nebraska.
- No. 560. 40 acres in Custer county, five miles from Oconto, for \$600. Good running stream on this land.
- No. 557. 80 acres 6 miles south of Lincoln. First-class improvements. Half mile from school. Fine road to city. 2 acres alfalfa. No better land in Lancaster county. Price \$55 per acre.
- No. 533. 160 acres 8 miles from Lexington, Dawson county. Improvements worth \$2,500. 25 acres in alfalfa, 25 under irrigation ditch, 60 in pasture, all fenced, one-half mile from school. Price \$24 per acre.
- No. 558. 400-acre stock farm in Otoe county, two miles from town, highly improved. This goes at a bargain.
- No. 556. 160 of alfalfa land in Dawson county for \$3,000. A rare bargain indeed.
- No. 551. \$6,500 stock of hardware in one of the best towns in Nebraska, to trade for land.
- No. 552. \$3,000 stock of merchandise, \$550 cash balance unimproved land. These goods in St. Joe, Missouri, and can be shipped anywhere.
- No. 550. \$2,000 residence in good town, for eastern Nebraska farm land.
- No. 554. Good paying laundry in town of 5,000. This goes at \$2,500 cash. Several business properties to trade for good land.

If you have farms, ranches or city property to sell or trade list it with us. We will dispose of it quickly. If you want to buy property of any description we can suit you in price, terms and location. We have extensive facilities for getting business propositions before prospective buyers. Nothing is too large, too small or too far away for us to handle successfully. Write for full information.

**Weber & Farris,**

1328 O STREET.

LINCOLN, NEBRASKA.

**The Central Nebraska Real Estate Co.**

Located at Omaha, Lincoln and Thedford

Are you ready to sell your Farm or City Property, or if you want to exchange for cheap lands or ranches, we make a specialty of this line, and have an extensive list of most desirable lands that are rich and productive that we can furnish to our customers at astonishing low prices. The price of lands is advancing rapidly. Now is the time to take advantage of these bargains.

If you list your property with us for sale, we will sell it.

Our means of securing purchasers and furnishing the fine lists of property, that we have for sale is on account of the number of agents that are giving their entire time pushing the business of this hustling real estate company. For further information correspond with

**The Central Nebraska Real Estate Co.**  
Lincoln, Nebraska.

J. H. Edmisten, Pres.

E. D. Johnson, Sec.

**De Leonites vs. "Kangaroos"**

The fight between the DeLeon socialists and the "kangaroos," as the Wilshire-Wayland faction is dubbed by the other, grows more bitter all the time. Even in the palmy days of Delemdeaver, the populist contest between mid-roaders and fusionists was not more intense. Some time ago Father McGrady, of Bellevue, Ky., wrote an article for publication in Wilshire's Magazine, in which he indorsed the writings of such men as Darwin, Zola, and Renano. His bishop "called him down," and the result was Father McGrady was "martyred." Wilshire's and the Appeal to Reason are, of course, making the most of it. "We are coming, Father McGrady, a million strong," sings the Appeal, as it booms its populist edition. But this angers the Weekly People (DeLeon socialist), and in a column report of one of Father McGrady's meetings at Louisville it says:

"To size up McGrady, he is a tall and well-fed, powerful fellow with a tremendous voice, who, like Debs and Herron, will now tour the country as a new freak in the kangaroo menag-

erie, relying on his temporary notoriety to draw large crowds for the freak party.

"The crowd itself was a study. There were philosophical anarchists, labor fakirs, A. P. A.'s hoping to hear a 'sensational expose,' democratic politicians of Catholic extraction out of curiosity, initiative and referendum cranks, "sick and death benefit beneficiaries," "Atte Genossen" of the Atheist type, and last, but not least, several expelled S. L. P. members and such as fell by the wayside hopeless and inactive. Truly a veritable crazy quilt, all bent on hearing asounding things from the mouth of a resigned priest.

"The crowd numbered fully 60 people which is about the largest crowd ever seen in Louisville at a meeting called in the name of socialism. He came, he saw and got the "plunks." Exit McGrady!"

Readers of The Independent should examine the advertisements in its columns. It will pay you to read them and take advantage of the bargains offered. Always mention The Independent.