

**THE FAIRHOPE EXAMPLE.**

(Written for Henry George Edition of The Independent.)

The story of Fairhope will not be uninteresting to your readers who are studying the single tax.

There is no demonstration of a theory so perfect as its practical operation. So thought a few single tax enthusiasts who had taken up the cross of the new crusade in Des Moines, Ia., some ten years ago. Though few in numbers and financially weak, they were strong in the faith that some way might be devised to illustrate the effect of the basic principle of the single tax, viz: the concentration of all public burdens upon the value of land exclusive of improvements. As nowhere in the United States could the civil government be invoked to give the plan a trial, recourse was had to the powers of a proprietary government, and a syndicate was formed and a body of land secured on the eastern shore of Mobile Bay in southern Alabama. Several reasons controlled the selection of that site. Its beauty, its healthfulness and its nearness to the market of Mobile, combined with the slight first cost of the land were the chief considerations. But it was not without the thought that in thus seeking a locality away from the path of commercial monopoly the undisturbed evolution of its plan might be the better promoted.

Though only sixteen miles by water from a large and flourishing city, the resources of Baldwin county, where they located, had never been but slightly developed. Such shipping facilities as it had were used to exploit its resources rather than to develop them. At the same time the bay furnished an open highway for shipping, and it was thought that the syndicate or association, as it styled itself, could soon provide its own means for reaching a market. In 1895 a very small colony of Des Moines people began the development of its plans by opening a small settlement in the piney woods upon the bay front. Today it has grown to be a flourishing village, forming a community of about three hundred souls with all the advantages and conveniences that are usually present in such communities and some that are nowhere else to be found.

The village has two large general stores, a dry goods and millinery store, a drug store, bakery, butcher shop, blacksmith, cobbler, tailor and carpenter shops, a good hotel, a livery stable, and a rice and sawmill. It has a good school, two organized churches and a free public library of over two thousand volumes. Of public utilities it has a large windmill and tank which furnishes water free; a wharf 1,800 feet long; two public bath houses, and several warehouses for the handling of freight. Through the kindness of friends who furnished the means Fairhope has built and equipped a steamboat of ninety-three tons burden which plies between Fairhope and Mobile and gives a quick and reasonable connection with Mobile.

All of these things have been accomplished by northern people working under conditions of soil and climate with which they were unfamiliar, upon land that is not subject to private ownership.

The development of Fairhope has far outstripped that of any other community in that part of the country and has been for the most part the direct result of labor unaided by special privilege or capital.

The method employed is this: The land is leased in such tracts as are desired to anyone who applies. He is given a ninety-nine year lease which provides that he shall pay a rental annually appraised by the executive council of the association in such a manner as to equalize the varying advantages of location and natural qualities of its different tracts and convert into the treasury of the association for the common benefit of its lessees all values attaching to such lands, not due to the efforts or expenditures of the lessees.

These rentals are used to pay all taxes levied by county and state upon the lands of the association and the improvements and personal property held by the lessees on such lands, and the remainder, after such payment is used in local improvements for the equal benefit of all the lessees.

This plan seems to be not only satisfactory to the people, but is productive of rapidly increasing benefits. As the rents are so adjusted as to take all the unearned increment of the land as fast as it accrues, a fund is provided sufficient for the maintenance of such public utilities as are from time to time required. Thus these betterments that in other communities are the occasion for the issuing of bonds are here provided for without debt and interest charged to the community. Indeed such a debt is forbidden by the charter of the association, and

since the lessee does not hold a fee to the land he cannot mortgage his possession. Thus the plan of Fairhope not only does away with land speculation, but with public and to a large extent with private debts. A town without a bonded debt or a mortgaged home is seldom found under any other system.

Fairhope has a beautiful situation and a delightful climate and is rapidly becoming a favorite resort for northern tourists in the winter and the residents of southern cities in the summer. Its beautiful outlook upon the bay, its fishing, boating, and bathing are attractions of which the people never tire. It has, too, an exceptionally high altitude for a southern coast, being the highest between New Jersey and the River Grande.

These are some of the main details of the features of Fairhope that make her development unique in the pioneer life of America.

As an object lesson in the principles of the single tax her history and prosperity will be invaluable when some state shall give its inhabitants local option in taxation. The lesson will be the more valuable because her plan secures the full appropriation of ground values to public purposes and is not hampered by any opposition in practical application.

To her own people the material advantages which her policy affords are by no means her only benefits. The freedom from the corrupting power of the land monopolist and the interest gatherer, and the educational influence of a system that is avowedly based upon the principle of equalizing the opportunities of her citizens gives to Fairhope a spiritual atmosphere that cannot be estimated in dollars and cents and which will increase as her increased prosperity gives emphasis to the value of her plans.

J. BELLANGEE.

**\$3,600 Buys Choice 160 Acres**

No. 706. 75 acres pasture, balance under cultivation. Good bottom land with creek running through the farm; bottom land and will grow very best alfalfa—some now growing. In Harlan county, two miles from Huntley; close to good school and church. Possession given March next—one-third of the grain crop goes with the place if taken at once. Will give immediate possession with all the crops in at \$4,000. Weber & Farris, Lincoln, Neb.

**ANARCHY AND SOCIALISM**

(Written for Henry George Edition of The Independent.)

Impressed by the fact that both socialists and anarchists used some arguments which were irrefutable in support of diametrically opposed theories of social justice, I yet could find no solution of this seeming paradox until full comprehension of Henry George's system of political economy caused it to flash through my mind that he had found the whole truth, of which socialism and anarchy each had found the half; that socialists were right in reference to social things and anarchists correct in regard to personal matters. Socialists erred in applying social theories to personal matters and anarchists in applying personal rights to social ones.

Mr. George's philosophy of freedom fully reconciles the opposing theories of anarchy and socialism, saving the true and good in each and rejecting their errors. Guarding personal rights and natural freedom as jealously as does philosophical anarchy, he yet socializes social values and functions as completely as do the socialists, and more—he shows that the former is rendered possible only through the latter—that freedom with monopolized social values and functions is impossible; that socialism with the governing power of politicians in office (all there is of government) supreme over personal rights, production, enterprise, and initiative, would be a delusion and a snare; that it would be the present system augmented by the increased powers of those in possession of the offices.

Mr. George recognizes that man has a dual nature, one as an individual and another as a member of society, even as a cell of the human body has an entity, a life and functions as a cell, yet millions of these cells unite to make the full man. Vigorous, healthy, well nourished cells, make strong, efficient men and women, diseased or poorly nurtured cells produce the weakling, even as healthy, intelligent citizens make a strong state, ignorant, degraded, impoverished ones a weak nation.

While the cells nourish the individual, they can do so efficiently only so long as the individual by good habits keeps the cells healthy and well fed. So, while individuals sustain the state, they can do so efficiently only when the state has dealt wisely and

justly with them, giving them the nourishment, the vigor, to render it good service. A man that starves his cells, impoverishes and inflames his blood, by intemperance and debauchery, cannot be assured of that success in life that the temperate, virtuous man expects, nor can a state that deals foolishly with its cells, giving what should be their nourishment to enrich the idle and vicious, thus producing social and political parasites and carbuncles instead of healthy, well circulated blood, expect to be a strong and lasting state.

As nature distributes blood (strength) impartially, sending most to the organ doing the most work, so Mr. George's economy would send most wealth to the man who had best served the state by producing wealth.

This is true democracy, social justice, real freedom, Christianity in action—all synonymous of each other.

To have a good society, a strong state, we must have strong persons, intelligent, honest individuals; but to have such individuals we must have a state that does not rob the working bees of all the honey and feed it to the drones, as we now have. Let the state give to each its own—to every one his own full product, to none a social product, but keep the latter for social uses.

W. H. T. WAKEFIELD.

Mound City, Kas.

**EXEMPTION OF ASSESSED VALUES**

(Written for Henry George Edition of The Independent.)

One reason why, under a just system of taxation, such as the single tax will prove to be, large-hearted landlords of Boston would cheerfully offer their necks to the tax yoke is the fact that so far as concerns their investment in land they are now privileged to be entirely exempt. In other words, the present tax of \$8,480,000 upon Boston land is not a tax burden upon them, though even this fact is not to their prejudice. One simple illustration of this point, and we leave it to the contemplation and judgment of the readers of The Independent.

If you would pay today \$800 for a lot of land, it is because that land would net you \$40, or 5 per cent on \$800. If that land were relieved of a present tax of \$10 you would give \$1,000, because it would net you \$10 more—\$50 instead of \$40, or 5 per cent on \$1,000.

If landlords would pay today \$573,000,000 for the land of Boston it is because that land would net them \$28,650,000, or 5 per cent on \$573,000,000. If it were relieved of the present tax of \$8,480,000 they would pay \$742,600,000, because it would net them \$8,480,000 more—\$37,130,000—instead of \$28,650,000, or 5 per cent on \$742,600,000.

This present exemption, however, is not offered as a reason for additional taxation, but it is offered as a pretext and a justification for taking the opportunity to transfer the present load from the head and the tail to the back and shoulders of the horse.

The necessity for government and the value of land are both the result of population, and the revenue of ground rent should be used to defray the cost of administering public affairs.

W. L. CROSMAN.

Boston, Mass.

**120 Acre Farm for \$2,200**

No. 708. Three miles from Orleans, Harlan county. An ideal home and dirt cheap. Large two-story 7-room frame house and other out buildings—all in good repair. Large shade trees and flowering brush in the yard. Small bearing orchard; walks from the house to all buildings and to the road; large barn, 2 cribs, granary, 2 wells, one at house and one at barn, 2 living springs in the pasture and these supply two nice fish ponds; 10 acres in alfalfa, 8 to 10 acres of choice ash timber; 60 acres in pasture and balance under cultivation. All fenced and cross fenced. This farm is in the famous Republican valley. Price \$2,200. There is a mortgage of \$800 on the farm that can be let run, so only \$1,400 cash is required. Must be sold quick—best of reasons for selling. Weber & Farris, Lincoln, Neb.

Bare land in New York city has been sold at the rate of \$16,000,000 per acre. This is equal to 160,000 acres of farming land at \$100 per acre.

Do not be led into an economic muddle by confusing rent and interest. All money paid on real estate mortgages is rent and not interest. The loaner is a landlord, not a capitalist; the borrower a tenant to the extent of the loan. Interest on the money paid for land is not interest at all, but perpetual rent paid to the seller.—W. H. T. W.

**COLORADO FARM LANDS**

**FRUIT FARMS  
GENERAL FARMS  
STOCK RANCHES**

**Colorado Climate Cures**

more invalids than all the physicians in the world.

The Grand Valley, Mesa County, Colorado,

is the garden spot of the west—a land of sunshine, a sanitarium of health—a poor, a sick or a rich man's paradise—where every invalid is cured or benefited, and those in health enjoy life and prosperity to its fullest extent.

Uncle Sam's Largest Irrigation Canal will be Built in the Grand Valley.

Land under this canal can be bought now for \$10 and \$12 per acre and will be worth \$30 an acre in two years. Choice farms, improved and unimproved, now under perfect system of irrigation, can be bought at very reasonable prices. Great opportunity to buy homes where crop failures are unknown.

Get a Farm in the Grand Valley!

where the winters are mild and short; the summers cool and pleasant; where crop failures, cyclones, blizzards, tornadoes, floods and drouths are unknown; where every kind of fruit grows in abundance and perfection; where land is increasing rapidly in value; where farmers get more dollars to the acre for all kinds of farm products than in any other part of the Union.

For literature giving full information of the Grand Valley, descriptions and prices of property call on or address

**WEBER & FARRIS,**

1328 O St.

Lincoln, Nebr.

**FREE SEND BOOK ON PROCESS FOR NEW PROCESS OF CANNING FRUITS AND VEGETABLES.** Mrs. W. T. Price, 1424 Penn. Ave. N. Minneapolis, Minn.



**Nye & Buchanan Co.,**

SOUTH OMAHA, NEBRASKA.

Best possible service in all departments. Write or wire us for markets or other information. Long distance Telephone 2305

**GRAIN, FRUIT, AND ROOT CROPS.**

The best land investments in United States are to be found in the Big Bend country of Eastern Washington. Write for information.

WASHINGTON LAND CO., Waterville, Wash.

**Plumbing and Heating**

Estimates Furnished

**J. C. COX**

133 North 14th Street, Lincoln, Neb.

**The Handy Pocket Account Book.**

A SELF-INSTRUCTOR in keeping private accounts in systematic form, a BUSINESS REFERENCE and ACCOUNT BOOK combined, for pocket use. Firmly, nicely bound Pocket and flap. 30c postpaid. Send M. O. or 2c stamps. If unsatisfactory and returned at once undamaged, money refunded. Address F. O. Johnson Pub., Marion, Iowa.

**Dr. Mitchell's Lumpy Jaw Cure**

Dr. Mitchell's Lumpy Jaw Cure is guaranteed to cure or money refunded. One application is enough. One bottle is sufficient for 4 head or more. You can buy it at your druggists or he can get it from his jobber. If he won't, write us direct and we will send you a bottle for \$1.25 delivered. Marshall Oil Company, sole sale agents for the United States. Marshalltown, Ia.

God's ordinance: "In the sweat of thy face shalt thou eat thy bread." Land monopoly enables some men to eat their bread by the sweat of other men's faces.