STIMULATED LAND CLEARING INCREASES FARM VALUES

The report showing some of the results of the Farm Development Contest gives some very interesting side lights as to the scope and importance of this phase of the work. In fact, such an experiment as this is of much significance to all persons interested in rural economics and social advancement. With such progress on the part of the 130 farmers who joined in this contest, it does not take much argument to show that the new farmer is rapidly increasing his power of production, and that land values are on a permanent and increasing basis. The earned increment thus produced, due to the active work of the Company and the work of each individual settler, is reflected in the increased land values and the increased prices at which partially improved farms have been sold.

Sheep are Good Land Clearers
3000 Sheep Grazing on Company Land at Ojibwa.

$230,000.00 IN NEW IMPROVEMENTS

The 130 farms in the contest had a total of 7960 acres on which more than 1000 acres were brushed, logged, seeded, stumped or plowed. The increased production of these 1000 acres for a single year is easily equal to $50,000.00.

An arithmetical average shows that the average contestant brushed 6.25 acres, logged 3.26 acres, seeded 2.7 acres, and plowed 1.4 acres. In this connection, it should be borne in mind that more than half of these farmers had been on their land less than a year.

Taking a conservative figure of $25 as the increased value of an acre that has been brushed, $10 an acre for seeding, $25 for stumping, and $10 an acre for breaking the land and preparing it for seeding, and a value of $10 an acre for the still unimproved balance of the farm, which results from the fact that it has been seeded to clover and is a part of a producing and established farm home, in a community of rapidly developing farms, it will be seen that the total increased valuation to the 130 farms entered in the contest, due to the land clearing work only, is $102,128.00.

The 50 wells that were dug are easily worth an average of $50.00 a piece or a total of $2500.00.

The value of the 3624 rods of wire fence will average at least 35 cents a rod or a total of $3018.00.

The 65 root houses are worth $100 apiece or a total of $8500.00.

The 39 houses and house additions, some additions being porches, have at least an average value of $300.00 apiece, or a total of $11,700.00.

The 91 barns and barn additions, some of the additions being small, have a conservative value of $150.00 apiece, or a total of $13,650.00

The other improvements listed average $40.00 apiece, or a total of $500.00.