

SINGLE TAX IN PRACTICE.

Results of an Experiment of Single Taxers at Fairhope, Alabama.

Single taxers in New York are interested in the presence here of James Bellangee, treasurer of the single tax colony at Fairhope, Ala. This little colony, an hour and a half by boat from Mobile, is an attempt by single taxers to work out their theories in practice.

Founded in 1895 by half a dozen families from the vicinity of Des Moines, Ia., it now has a total population of 250, and owns its own wharf, warehouse, well, tank, bathing house, schoolhouse, and free library of 2,000 volumes, and will shortly have a municipal telephone system. It has not a cent of bonded debt, and has money in the treasury to pay all outstanding claims made to it by friends. Nor has it sold a foot of land.

Single taxers all over the country are interested in this colony. Its special friend in this city being Bolton Hall, the Fairhope Industrial association was incorporated at Des Moines in 1894, and since that time has been the champion of Mobile Bay, extending three-quarters of a mile along the bay front, and running back some three miles.

The association, a joint stock company composed of single taxers, offered the land to settlers on a 99-year lease, and the payment of a rental to be annually appraised by the executive council of the association. No money is paid for the land. The tenant never owns the land. He may at any time sell his right to it, and the improvements he has put on it. But as the value of the land does not enter into the transaction, and he gets no return for any rise in land values, all real estate speculation is eliminated.

Out of the rental the association contracts to pay all state and county taxes on all real and personal property in the colony, with the exception of money, credits, and to use the balance in local improvements. The rental is, of course, larger than the tax fixed by the county assessor, but does not amount to more than an ordinary municipal and school tax.

On one place of an acre and a half, which is a fair example, the rent four years ago was \$2.50. The next year it was \$3. The year after the next it was \$4.40, and the last year \$14.40, increasing with the growth of the colony in size and prosperity, and the consequent profit that could be extracted from the land.

One man who paid a rental of \$6 one year had it increased to \$18 the next year, owing to the erection of a hotel adjoining, and the consequent improvement of his business. If he were dissatisfied he could leave the place and take another, and the business acumen of the council is indicated by its refusal to rent at a point at which a tenant can always be had, while furnishing sufficient funds for taxes and local improvements.

The company did not go into the experiment for the purpose of selling the land. Nevertheless, if it became necessary for it to recoup itself at any time land which it purchased on the bay front for \$5.50 an acre would now be sold for \$75, while that further back, bought for \$1.25, is worth \$40 to \$50 today.

During the last year the rentals amounted to \$380, of which one-fourth went for taxes, the remaining \$290 being used to run the school and put in local improvements. But in addition, Fairhope has put the principle of municipal ownership of public utilities into very extended practice for so small a community.

Mr. Bellangee carries in his pocket a bunch of little slips of printed paper, about the size of an old wall-time 10-cent coin, which illustrate the principles on which the colony is founded. With their help the wharf was built.

A wharf was an absolute necessity.

The colony was determined that it should not be owned by private capital and yet it had not a cent with which to begin the work. The articles of incorporation provided that the colony could never incur any bonded indebtedness or interest-bearing debt, and there were only 12 families there to do any bonding, had they desired to borrow money.

In the emergency the colony adopted the Guernsey market house plan, by which the people of the island of Guernsey built their market house many years ago. Some \$2,000 or \$3,000 worth of certificates were issued, which were promises to pay their face value out of the receipts of the wharf when the latter should be completed. The certificates were to be received in payment of wharf fees.

This scrip was issued in very small denominations. Some readmits back from the coast took \$50 or \$100 worth of it, which they regarded in the light of a subscription, from which they would get something in case the project ever succeeded. Friends and colonists took what they were able.

The money thus obtained bought the lumber. When work started the wharf, the wharfage got them all, and when they did not amount to a stipulated monthly sum he took the certificates for the balance.

These certificates he was able to use with all the provision dealers. They were not obliged to take them, but as they could use them every day in paying wharf fees on their goods from Mobile they were willing to do so. In fact, the certificates at all times circulated freely in the colony until, with advancing prosperity, the association had money enough in the treasury to call them in and redeem them in money.

They have all been redeemed now out of the wharf receipts except a certain number lost or retained for souvenirs. The wharfage gets 40 per cent of the fees for his salary, and the other 60 per cent, which goes into the colony treasury, amounts last year to \$300, a big sum for a hamlet of 250 souls. It enables Fairhope to have improvements and advantages not enjoyed by any other community on that coast.

Mr. Bellangee suggested the plan and is very proud of it. "If any village on the bay," says he, "should undertake to build its own wharf it would have to band the town and pay interest on the debt for 15 or 20 years, and it is notorious that a town once bonded never gets out of debt. The bond sharks hang around contriving more and more ways to pile up the bonds. Our debt is entirely paid, and the wharf is already bringing in enough to more than pay the whole state and county tax of the colony."

A somewhat similar plan was followed in constructing the well and tank for the village supply of drinking water. Scrip was issued, which certified that it was good for its face value for all debts due the Fairhope Industrial association. These included school tuition, rentals and membership fees.

This issue was never very large, but by means of it the colony has now a 12-foot aeromotor on a tower 52 feet high, pumping from a well 182 feet deep into a 7,500-gallon tank, from which, when the colony is a little bigger and richer, it will be piped into every house.

When the well was completed a small fee was charged for its use. This caused dissatisfaction and there was also dissatisfaction when rentals were raised. But the council steered its way carefully along untill now, when the well is free and the well scrip has all been cashed.

Finding it impossible to secure any public school funds unless it built a schoolhouse so far away from Fairhope as to be out of the reach of the unfortunate wind carries the seeds of some wild and worthless plant there and they quickly root and flourish. Almost any grave change in health is at once betrayed by the loss of flesh, which shows most in the face. This condition almost always co-exists with impoverished blood. A gain of flesh up to a certain point means a rise in other essentials of health; the red corpuscles of the blood are increased, and the color improved. When persons find themselves losing weight they should heed the warning, and use the proper means in time before disease fastens on them. A tonic alternative is needed to digest and assimilate the food.

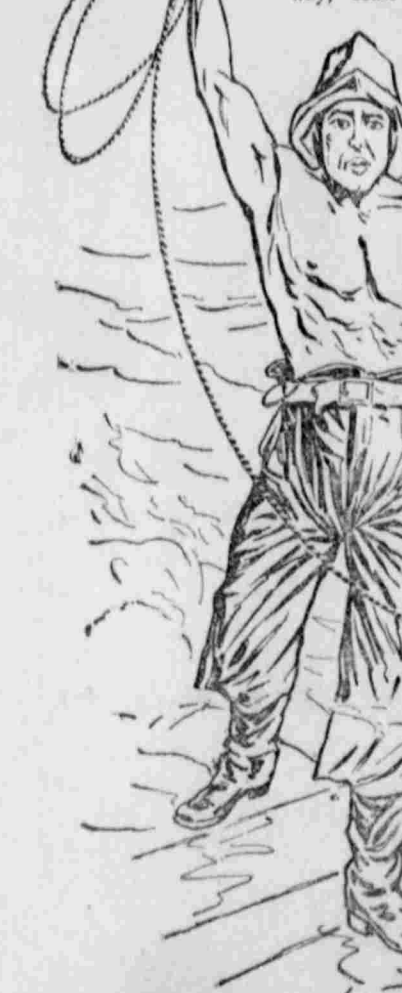
Cod-Liver Oil was the old fashioned remedy for a run-down system, or a chronic wasting disease. The digestion of the oil is a task for the healthiest stomach, and sensitive stomachs rebel against it. A great improvement in the means employed for the benefit and cure of such cases is Dr. Pierce's Golden Medical Discovery, which maintains the nutrition of the body by enabling the person to eat, retain, digest and assimilate food. It overcomes indigestion if present, soothes the cough, and, by its alternative blood-purifying, cleanses the blood. All the organs therefore are fed on pure, rich blood; and the person using the "Golden Medical Discovery" gains in flesh and strength. Fever, night-sweats, headache, are dispelled. It is just the remedy for the Consumptive, for the victim of Catarrh of the Lungs, or the sufferer from Bronchitis.

A LIFE SAVER.

LIVING FROM HAND TO MOUTH.

It Means Starvation for Some.

An eminent physician of this city recently said: "Very thin people live from hand to mouth, and have little reserve for emergencies." Of course we know of persons whose nature is to be thin, and to think "born that way," some



but there is a healthy standard by which a person who knows himself can gauge his good health or poor health. If for any reason he is below his normal weight, then it is wise to look out for trouble. In case the germs of grippe, typhoid, or consumption gain an entrance to the body they find a fertile field and develop immediately. We can only compare this sudden taking on of disease germs by the thin body to the fertile field which lays fallow until an

To Make Red Cheeks



A little red, a little white, delicately blended. That's one way. Here's a better:

Take Ayer's Sarsaparilla. It makes the blood pure and rich. You know the rest: red cheeks, steady nerves, good digestion, restful sleep, power to endure.

Keep the bowels regular with Ayer's Pills; this will greatly aid the Sarsaparilla. Two grand family medicines. Keep them on hand. J. C. AYER CO., Lowell, Mass.

that it would be a hardship for the children, the colony built its own schoolhouse, in which it conducts an excellent school for the length of the ordinary school term in the north.

There are also a public warehouse and a bathhouse erected by the colony last summer. As soon as private enterprise runs a telephone wire from Mobile the colony will put in the telephone, controlling its own local switchboard.

From time to time single taxers over the country have made loans without interest to the colony. There is money in the treasury to clear up all remaining outstanding indebtedness, if necessary, so that the colony has not a cent of debt.

As to future enterprise, besides putting in telephone and water service, the colony wants to improve the bay front and harbor, build an auditorium, provide additional facilities for amusements, such as water tobogganing and the like, and continue generally to make Fairhope a more pleasant and desirable place to live in. If the time ever comes when no more public improvements are wanted, the profit can come in reduced rentals.

The town has been assisted in its development by its advantageous location, having the only landing place thereabouts where the water is deep enough to receive a steamer. The colony has a fine view of the bay, and the view from the rear also make it an advantageous business point for the residents back from the coast. But the greatest of all advantages has been the boat.

Friends of the colony built a propeller steamer, the Fairhope, and chartered her to the colony. This steamer, which coasted had previously been confined to one daily boat from Mobile, which stopped at every landing on the bay.

The Fairhope, cutting straight across the bay, saved two hours on the trip, and by making it an object for people to drive to Fairhope to take the boat immediately gave the colony an advantage over all other villages. Direct communication with Mobile also gave the place an advantage as a summer residence for Mobile people, and a winter resort for Northern tourists.

Many of these rent little houses, and there is a pressing demand for the erection of more small cottages for this purpose. The colony does not go into anything of this kind, leaving all such enterprises to Northern investors. Incidentally, the steamer has reduced the price of the round trip to Mobile from \$10 to \$5 cents, saving \$5,000 to the pocket.

\$3,000 FORFEIT will be cheerfully paid in lawful money of the United States, by the undersigned, proprietors of Dr. Pierce's Golden Medical Discovery, if they cannot show the original letters and signatures of every testimonial among the thousands which they are constantly publishing, attesting the superior curative properties of their several medicines, and thus proving the genuineness and reliability of all the multitude of testimonials volunteered by grateful people, in their behalf.

Mr. Roy A. Reed, of Casper, Wyoming, writes: "For eight years I had catarrh of the throat, and for seven years I could hardly speak above a whisper for two years. Tried nearly a dozen patent medicines without relief. I was so discouraged that I just about decided catarrh could not be cured by any medicine. My father, however, advised me to try Dr. Pierce's medicines before giving up. I followed his advice and commenced using the medicine on the twentieth of December. I was surprised to note the result of the first month's treatment. After using six bottles of Dr. Pierce's Golden Medical Discovery, I was perfectly cured. It has been months since I took the last medicine, and I have not had the least return of my trouble. I have felt better during the past months than for seven winters previous to this time."

Mrs. Lydia James, of Ogdenburg, Wis., writes: "In regard to your medicine will say that the 'Golden Medical Discovery' is a God-send to suffering women. I was sick in bed with liver complaint and kidney disease and fever when I began to take Dr. Pierce's Golden Medical Discovery. In ten days' time I was so I could begin to get around the house and gained right along. After that took about five bottles of it and am sure I would have been in my grave by this time had it not been for this remedy. I would advise all suffering women to use Dr. Pierce's medicine. Mrs. Robt. Lambden, of Havana, N. Dak., Box 64, writes: "No one can tell how much I suffered with my leg. It was so bad for a year I could hardly walk around to do my work, and at times couldn't even bear the weight of my skirt. At night, when I lay down, my leg was so painful I could not sleep. My leg is quite well again. After I had taken two bottles of Dr. Pierce's Golden Medical Discovery, I began to feel very different and kept getting better. Took nine bottles of 'Golden Medical Discovery,' also used Dr. Pierce's All-Healing Salve, and now my leg is as well as it ever was. Am willing every one should know what good your medicines have done, and would advise any one suffering as I did to try the same treatment. I think and feel sure it will help them."

THE REASON.—There is no medicine equal to Dr. Pierce's Golden Medical Discovery, for purifying the blood. It carries off the poisons which contaminate the life fluid. It increases the activity of the blood-making glands and gives the body an increased supply of pure, body-building blood. It builds up the body with sound, healthy flesh instead of flabby fat, promotes the appetite, feeds the nerves, and so gives to wear, nervous people vitality and vigor. There is no alcohol contained in "Golden Medical Discovery," and it is absolutely free from opium, cocaine and all other narcotics.

World's Dispensary Med. Ass'n, Prop's,
515 Main St., BUFFALO, N. Y.

ets of the east side of the bay within the past year.

The single taxers say that their system not only calls for no capital down for the land, thus encouraging the poor settler, but gives him more for his taxes than he gets under any other municipal system, makes it easy to get a start in self-support by preventing the land from being held for high prices, and encourages thrift and industry by its equitable assessment of values.

"We tax no improvements," says Mr. Bellangee. "If a man is ambitious and hard working we don't tax him for it. If he works hard to fix up his place, makes his house neat and comfortable, puts up good fences and outbuildings, plants trees and vines, has a fine garden, converts the place into a beautiful spot—we don't set out to rob him for it."

"The value of the real estate in that whole block is raised. Intending settlers will be attracted to our locality. That man's energy has raised land values all around him. We don't make him pay for benefiting the community. We distribute the increase value pro rata, and everybody pays for the benefit received."

"Men who had to borrow money to freight their household goods from Mobile are in comfortable circumstances in Fairhope today. One such man, who landed without a cent, took wharf certificates for labor and brought his goods over with them."

"We have had to experiment with the rentals. We have had a short detail to study out and adjust. But the success of the colony tells the story. Our land is nearly exhausted, and we are after more money, more land and a bigger demonstration. If we can have a single tax city, instead of a single tax village, people will begin to sit up and look at us."

Truck gardening is the chief industry at Fairhope. Lumber and turpentine are the two great commodities of this region, but Fairhope wants a cotton gin, a cane mill, a cannery, an ice factory and all manner of industries.

The Fairhope association pays no dividends, interest or bonuses to anyone, and only two salaries: \$100 a year to its secretary and \$25 to its treasurer. It is organized solely to put in practice the principles of the single tax.—New York Sun.

THE SQUIRREL'S MOVING DAY.

The true cause of spring and fall migration of birds is not so much to avoid the cold as to secure an abundance of food supply. That migration for a like cause takes place with gray squirrels is shown by an article in current Forest and Stream. Mr. Stanstead says that for several years gray squirrels had been very few about North Fairchill, Vt. "The route took me through a large body of woods, which was alternately maple ridge, then a swamp with a trout brook running through it, then another maple ridge with a large number of butternut trees along its edge. As I entered the woods I saw that it was literally alive with gray squirrels. They were running on the ground, up trees

WHAT TO EAT.

This matter will be found to be entirely different from and superior to the usual run of food articles, in that every item is a nugget of culinary wisdom and eminently practical. Conducted by Katherine Kurtz, Marquette Building, Chicago, to whom all inquiries should be addressed. All rights reserved by Danning Co., Chicago.

Menus for Next Four Days.

WEDNESDAY.			
BREAKFAST.			
Stewed Prunes.	Cream.	Bacon.	
Scrambled Eggs.	Sauces.	Coffee.	
Potato Pancakes.			
LUNCHEON.			
Lobster Newburg.	Olives.	Sandwiches.	
Lemon Jelly.	Coffee.	Whipped Cream.	
DINNER.			
Vegetable Soup.	Egg Sauce.		
Boiled Potatoes.	Cress Salad.	Baked Onions.	
Plain Boiled Potatoes.			
Compo. of Dates.	Coffee.		
THURSDAY.			
BREAKFAST.			
Cereal.	Fruit.	Cream.	
Shad Roe.		Cream.	
Rolls.		Creamed Hashed Potatoes.	
LUNCHEON.			
Cheese Fondue.	Fried Oysters.	Tea.	
Hot Biscuits.			
DINNER.			
Roast Chicken.	Clear Soup.	Brown Gravy.	
Boiled Rice.		Peas.	
Apple Charlotte.	Coffee.		
FRIDAY.			
BREAKFAST.			
Cereal.	Fruit.	Cream.	
Creamed Finnan Haddie.		Potatoes.	
Toast.		Cocoa.	
LUNCHEON.			
Devilled Crabs.	Tartare Sauce.	Coffee.	
Strawberry-Shortcake.			
DINNER.			
Cream of Pea Soup.	Masked Potatoes.		
Baked White Fish.	Spinach.		
Floating Island.	Coffee.		
SATURDAY.			
BREAKFAST.			
Cereal.	Fruit.	Cream.	
Mutton Chop.	Sliced Raw Tomatoes.	Bacon.	
Rolls.		Coffee.	

Valuable Suggestions for the Kitchen and Dining Room.

LUNCHEON.
Fricassee of Oysters. Rice Croquettes. Finger Rolls. Cocoa.

DINNER.
Vegetable Soup. Brown Stew of Beef. Dumplings. Browned Parsnips. Stuffed Potatoes. String Bean Salad. Coffee.

Hot Salmon With Sauce.
When hot canned salmon is to be served the small, flat cans are best, as the breaks may be turned out easily without breaking. Open the cans and drain off the oil; then stand the cans in a pan of hot water and keep water boiling until the fish is heated through. Turn out carefully into a hot dish, garnish with potato balls and parsley and serve maitre d'hotel sauce with it.

Maitre d'Hotel Sauce.
Rub two tablespoonsful of butter to a cream with half a teaspoonful of salt, half a teaspoonful of pepper and a tablespoonful of finely minced parsley. Then slowly add in one tablespoonful of lemon juice. Spread this over the salmon and send to table. If the sauce is very cold, soften it a little so it will melt quickly when spread on the fish.

Salmon Cutlets.
Drain the oil from a large can of salmon, remove the skin and bones and mince the fish rather fine with a silver fork, season to taste with paprika and lemon juice; add a teaspoonful of minced parsley. Rub two tablespoonsful of butter with four of flour and stir into a cup of hot milk, stir and cook rather thick, season with salt and pepper to taste; add the salmon, and when mixed form into small cutlets; dip into beaten eggs and then into bread crumbs and fry in deep hot fat until a light brown color. In the center of a chop the cream a round crouton of bread for holding the maitre d'hotel sauce and arrange the cutlets in a circle around this with garnish of parsley and thick slices of cucumber.

Quick Little Puddings.
When a hot dessert is desired and time is limited try these: Beat a large tablespoonful of butter with half a cup of sugar and one egg until creamy. Then add half a cup of water and one and one-half cups of flour mixed with two teaspoonfuls of baking powder. Bake in little cups or tins in a quick oven for 15 or 20 minutes and serve hot with lemon, strawberry or wine sauce.

Sponge Pudding.
Take stale lady-fingers or narrow strips of stale sponge cake, steep in milk or canned fruit juice to soften, but not break. Lay them on a rather shallow glass dish in a square layer, on top arrange a pyramid of canned peaches, drained, and hollow side down, cover with a meringue or with whipped cream and serve. If eggs are scarce add to the cream a hand, grated macaroons or lady-fingers may be sprinkled over the peaches, or shredded cocoanut.

A Most Delicious Dessert

Shredded Whole Wheat Biscuit is made in the most hygienic and scientific food laboratory in the world. The wheat is spun into light shreds, containing thousands of open pores and is not crushed flat and dense as in the case of other foods. These pores absorb the digestive juices and provide far greater surface for their action than is given by any other food.

The following simple "course before coffee" is much in vogue with club men everywhere. The simplicity of preparation and the little cost, together with the delicious taste of the compotes makes this dessert in rare favor in the home.

Use the Preserver you have in the house and

SHREDDED WHEAT BISCUIT

Split and slightly toast the Biscuit, then serve with jam or preserved berries or plums or jellies. Simple, isn't it? Your verdict will be

For Shortcake—With sharp knife halve the SHREDDED WHOLE WHEAT BISCUIT lengthwise; prepare pineapple as for sauce (or bananas or mixed fruit) and set aside. When serving, arrange halves in layers covered with fruit and add sugar and whipped cream.

SHREDDED WHOLE WHEAT BISCUIT is sold by all grocers. Send for "The Vital Question" (Recipes, illustrated in colors). Address THE NATURAL FOOD CO., Niagara Falls, N. Y.

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