## DESERET EVENING NEWS: SATURDAY, FEBRUARY 23, 1901.



The Government Does Not Believe in Big Farms -- And is Forcing the Rich Estate Owners to Sell Out to the Poor -The More Land a Man Has the Higher His Proportion of Taxation-The Big Ones Support the Government, While the Small Farmers Go Free-A Chat With the Premier of New Zealand on New Zealand's Land System What the Holdings Are and How They Are Managed-How the Government Advances Money to Settlers-The Story of a Big Estate, Which the Government Took-Public Lands a Public Trust-The Village Settlements.

## FRANK G. CARPENTER. ······

Wellington, New Zealand .- These questions are addressed to the land nabobs of the United States, to corporations and individuals who own their thousands of acres, who control vast tracts of pastures or who manage the bonanza farms of the great northwest

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How would you like to have your lands at the mercy of the government, to be compelled to sell them at 10 per cent above the valuation you enter them for taxes, and to pay such taxes upon them that you will have to cuiti-vate every part of them to make them a paying investment?

a paying investment? How would you like to have your taxes increased in proportion to the ex-tent of your property, so that they will be proportionately double or trable those of the small holders about you, and if you live outside the state in which the lands are situated so that you will have to pay 20 per cent more there out of the people who live on their than any of the people who live on their lands?

That is the way they are doing things in New Zealand.

in New Zealand. Here are some questions for the small property holders, for farmers who own lands worth less than \$7,500: How would you like to pay no taxes

How would you fike to pay no taxes whatever upon one-third of your prop-erty, or, if the property is valued at less than \$2,500, no taxes whatever? How would you like to have all your improvements deducted from the as-sessed valuation and the tax merely

laid on the land as it was when unimproved?

How would you like to pay only on that part of the land which you really own, the amount of your mortgages being deducted from the tax valuation-to ing deducted from the tax upon anything out-pay, in fact, no tax upon anything out-side the unimproved land you have paid for and your income, and this is case the said income annually amounts to more than \$1,500?

That is the way they do things in New Zealand.

Here are some questions for those who have no land at all?

Who have no land at all? How would you like to see the big estates of this country taken possession of by the government and redistributed in small sections to you at cost on long time at 5 per cent interest? How would you like to have advances made to you for building your house

made to you for building your house and fencing your land and the terms of payment made so easy that you could either pay for the whole or have it on lease at this low interest for 999 years. the rent not being raised, no matter how much improvements you put on the land in the way of cultivation, fertilization and buildings? That is the way they are doing some

things in New Zealand.

## SOCIAL PESTS.

The above are among the curious fea-tures of New Zealand's land system. The New Zealanders do not believe in holdings, and they are doing

WORK FOR UNEMPLOYED. The Government Pays These to Clear the Forests for New Settlements.

chase,

THE STORY OF A NEW ZEALAND ESTATE.

In talking with one of the officials about the new land settlements I was

told how the government acquired one of the largest of its new estates. The

an acre for it. There were altogether about \$6,000 acres in the tract, com-

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should support several thousand farm-'As that time," Premier Seddon went on, "there seemed a craze for large farms. The small holders were bought out by these large ones. Corporations were formed in England to get control of the New Zealand lands,

'The lands were managed for syndlcates and the tenants were squeezed in every possible way to increase the dividends. In parliament here it was as-serted that the manager of one of these absentee land companies had made speech in the directors' meeting in Lonon apologizing because he could only declare a dividend and a bonus of 1 per cent at that time, and stating that the shareholders must not look for higher dividends until the wages in New Zealand were reduced. The tenants were charged such high rents that there money in farming. The that the farm owners paid as much as the renters, and in the mean-time the most of the money was going to England. Times became hard and our population began to fall off. This showed us that we must change the system, and we adopted the present methods to get back the lands and put them is the back the lands and put

them in the hands of the people." "Are there many large farms left?" "Yes, a great many," replied Fremier Seddon. "You see, our new system has been recently adopted and it is one which is nec sarfl Zealand all told about 34,000,000 acres occupied as farms or ranches. They are in the hands of 62,000 persons. Of these 105 own 50,000 acres or more each, and nearly 400 own between 10,-000 and 50,000 acres each. In all the holdings 82 per cent are under 320 acres the per cent are of 100 acres or less. and 58 "We have already spent more than a million pounds buying up private estates and throwing them open to the people. We have bought about seventy estates having an area of something like 325,000 acres. The lands are not bought directly out of the government funcis, but the money for them is raised in England at 3 per cent interest on long time. The government guarantees the payment of the notes and this is also secured by a mortgage on the land. The government charges 4 per cent to purchasers on long-time leases. It charges 5 per cent on the lease with the advances for improvement added but as this is on the actual cost pric of the unimproved land it makes a very low rental. Of the money received per cent goes to the paying of the inter est, I per cent pays the expenses of the administration, etc., and the other 1 per ent is put into a sinking fund which will eventually pay off the purchase notes and vest the land in the ment. I refer, of course, to land leas-

ritory which was at the time devoted to sheep raising. The assessed value of the land was equal to \$1,500,000, which was just \$200,000 more than the owner thought it ought to be taxed. He objected and the government thereupon took possession of the land upon his valuation, with 10 per cent added. The land officials resurveyed the estate and divided it up into farms of from fifty to 100 acres each and of pastoral ranches of from 500 to 3,000 acres. They laid out a town site and three village sites and then built a railroad through the and then built a railroad through the estate. Altogether they spent about \$200,000 in opening it up and then of-fered the lands to the people. They were rapidly taken up upon the usual government terms, and at the end of six years the government was receiv-ing 5½ per cent on its expenditures. Instead of a big sheep ranch the estate was made up of small farms. Land used for grazing was yielding forty-five bushels of wheat to the acre and thero were 11.000 acres of it in English grass. were 11,000 acres of it in English grass, Aside from the agricultural development more wool and mutton was being shipped from the estate than when it was all devoted to sheep. In the neigh-borhood of 50,000 sheep and lambs are still exported from it every year. When the government took that estate the employes upon it numbered something like a score. It supports now more than 1,200 people and it is spotted with pretty farm homes, with school houses here and there.

PUBLIC LANDS A PUBLIC TRUST. In a chat with Mr. Edward Tregear I

asked him how he could record to action of the government in forcing the estate owners to give up their lands with the rights of property. He reoffered to the government. Of these about half have been declined or with-drawn, and of the remaining 190,000 acres under consideration just about 100,000 have been recommended for purplied

"We do not look upon land as upon other property. Land should belong to the State. It is given to it by the Lord, to be held in trust for the people. It is all right for a man to own the improve-ments he makes upon the land and to be allowed to sell them or to leave them to his descendants; but as to the land itself I don't think God ever intended and belonged to a man named Ready Money Robinson. He had bought a large part of it more than half a cen-tury ago, paying a little more than \$1 any one man to allow him to say this land shall be the property of his child-ren and grandchildren to the tenth generation.

about \$0,000 acres in the tract, com-prising some very rich agricultural ter-miral Dewey. He did a great thing

when he defeated the Spanish in the bay when he detected the Spanish in the bay of Manila, and your government ought to feel grateful to him. I should think it all right if it expressed its gratitude in honors and presents. Suppose it gave him a million dollars as a reward for his services. That would be all right, but it would not be right for it to grant him and his descendants 100,000 acres of land. This would he equal to a acres of land. This would be equal to a pension of \$100,000 a year to his descendants for all time to come. It would be mortgaging the property of future generations. It would be robbing pos-terity of its rights. I don't think the government has any more right to sell large tracts of land than it has to give them away. The ideal method would be for the government to own the land and lease it, and that is what we some day hope to accomplish here. As it is now, I think we have dissipated the hopes of those who wish to build up great estates as family inheritances. No one dreams of that now, for the people know that the government will eventually divide them."

#### A LAND OF SMALL FARMS.

I think Mr. Tregear is right. New Zealand will eventually become a land of small farms, although it may take years to make it so. By the present laws no man who has more than 640 acres of land can obtain any of the public lands. The land officials will not grant more than this amount and they will not give an applicant more than they think he can develop and care for, As it is, there are far more applicants for the lands offered than there are lands to give them. The government land agents examine all the applicants. and those who pass their examinations are allowed to ballot for the lands distributed. The government, in fact, di-vides the land more as a father among his children than as a land speculator. In addition to the methods of division I have mentioned there are others which permit a number of small farmers to get lands in a block, each taking something like 200 acres, under what is called the village settlement system. There is another by which the govern-ment uses the unemployed to clear its forest lands and sow them in grass. After this they are divided up into small farms and are allotted to setsmall farms and are allotted to set-tlers at a perpetual rental large enough to cover all the cost of clearing, and at the same time give a fair interest on the value of the land. Up to March 31, 1899, forty-five such settlements. In-cluding an area of 75,000 acres, had been laid out. Upon them about 2,000 people were living, and they had added im-provements to the land amounting to \$420,000. The size of such holdings is about 100 acres each.

# EGYPT'S OLDEST MAN.

The Egyptian gallery at the British museum has just come into possession of the mummy of a man who may well be the oldest known body of any human being. The facts concerning it are briefly summed up in the following inscription reproduced from the case containing the mummy: "Body of a man who was buried in

shallow oval grave hollowed out of sandstone, on the west bank of the Nile, the stream may be seen in the Egyptian gallery .- Sphere. in Upper Egypt. Before burial the

body was treated with a preparation of bitumen, and was arranged in the post-ure in which it now lies, on its left side, with the hands before the face, and the knees drawn up nearly on a level with knees drawn up nearly on a level with the chin. The grave was covered with slabs of unworked stone, and in it beside the body were dis-posed flint knives and a number of vases partly filled with the remains and dust of funeral offerings. The man probably belonged to a fair-skinned, light-haired race, which may be re-garded as one of the aboriginal stocks of Egypt, whose settlements are usually found on the west bank of the Nile. The style of the flint implements found in the grave indicates that the man in the grave indicates that the man lived in the later neolithic period of Egypt, that is, in, remote ages long be-fore the rule of Menes, the first histor-ical king of Fernat ical king of Egypt."

The grave was first seen by a wan-dering Arab; he reported his discovery to a British official, who immediately to a British official, who immediately sent a couple of Egyptian soldiers to guard it day and night, until it could be safely removed. The body is not a muminy of the ordinary historic Egyp-tian period, such as that of Rameses II., the father of the Pharoah of the Exodus. It was never bound up in linen or cased in any painted coffin, but was merely coated with a preparation of bitumen, the Arabic word for which is numla; hence our word munmy. To reach the period when this man hunted along the banks of the Nile It is necessary to travel backward in time through the modern period since Elizabeth through medieval Europe, through the whole history of Rome and Greece, past the time of the earliest mummied king the museum possesses, past even Menes, the earliest king to which Egyptian records make any reference, who, according to Mariette, ruled about 5004 B. C. Then we are among two prehistoric races, one the conquerors and the other the conquered, out of which sprang the Egyptian races of the earliest dynasties. It is with these remote stocks that this man is connected. Considering the con-ditions in which it was found, it is evident that he was associated with a late period of the new stone age of Egypt. He is buried in a characteristically neolithic grave (the graves of this peri-od are covered with rude slabs of stone), and has neolithic pots and flint imple-ments beside him. They are like other neolithic pots and chipped flint wea-pons and knives found in other parts of the world. The flue, thin flint knives were, perhaps, placed in the grave as a part of a funcal ritual. They should part of a funeral ritual. They should be compared with the Egyptian flints in the prehistoric section of the museum: they are almost identical with those found in the grave. There is, of course no inscription of any kind on the pots knives, or grave, all having been made long before the invention of a written language. It is curious to note that certain ancient Egyptian documents mention traditions of a race called the Trehennu who had red hair and blue eyes. This man has distinctly auburn hair. He was buried on the western shore. In later times every Egyptian was buried on that side of the river, and Egyptian models of the death boats on which the bodies were ferried over

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# SEVEN STARS IN THE SKY In ancient Egypt the body of Osing

was always sealed up in the ark day ing the month of November, because the people believed that the seven start were seven brothers, sailing their ships were seven brothers, sailing their ships across the sky and carrying with them the souls of the dead. The people of ancient Gaul also had a superstition, belleving that the angels and the souls of great men held a celestial festival on that particular night in November when both the full moon and the seven when both the full moon and the seven stars were on the meridian at the same time. The Hottentots of South Africa and the Abipones, of South America, each claim that the seven stars are their deceased fathers and grand-fathers under source "Contents" fathers. Oakes says: "Certain tribes in both Africa and South America hold that the seven stars is (are) their father (fathers) and welcome their return with festivities and much rejolcing. T ancient Mexicans always sacrificed human being and kindled a sacred fire (made of seven fire-brands) on his back when the stars and the moon were on a certain meridian together. The Peruvians also had seven stars ceremonies, but without sacrifice, at about the same time the Mexicans were carrving on their paganistic rites.





all that they can to have their country divided up into small farms. They call the large land holder a "social pest," and scruple not to teil him that they will be glad to have him leave the coun. try. They tax him in every way possi-ble to get him to leave, and if he is an absentee, living in Europe or elsewhere, they so pile on the taxes that he has to sell.

At present absentee property owners are charged 20 per cent more taxes than those living in New Zealand, and the taxes rise in proportion to the amount

of land one man owns. Everything is done to encourage small Everything is done to encourage small farmers. The man whose income is less than \$1,500 a year goes scott free, pay-ing no taxes. He whose farm is worth only \$2,500 is exempt, and if his estate is worth \$7,500, he pays taxes on only \$5,000 of its valuation. The tax is assessed on the unimproved valuation. The man who takes a poor farm and brings it up to a high state of cultivation pays only on what the land was worth when he first plowed it, and his buildings and improvements are only taxed through the income which they bring him when this is over \$1,500 per

The rich man pays increased taxes on his land, on his income, on everything. Take the land, His tax is levied on its unimproved valuation, and this tax is increased according to its value. If his farm is worth more than \$12,500, he gets no exemption whatever. After it reach-es the value of \$25,000 there is no deduction of the mortgages upon it, and from then on it increases at the rate of an eighth of a penny in the pound until it reaches the maximum taxation of twoence per pound, which is payable only Then the value is a million dollars of more. He pays an increased tax on his income. The man who has only \$1,500 a year, pays no taxes whatever, but the man who has up to \$5,000 above this, pays sixpence to the pound, or 2½ per cent, and a man whose taxable income is more than \$5,000 pays 5 per cent. This does not seem a great deal without you

figure it up. Suppose that your income was that of a Congressman, you would pay 2% per cent on \$5,000, less \$1,500, or \$87 income tax. If you were one of the justices of the supreme court and got \$10.-000, you would have to pay 5 per cent and the extra \$5,000, making your taxes \$327, and if you were one of our big trust magnates with an income of \$1, 600,000 a year, your taxes would closely approximate \$50,000, and if you lived in New Zealand you would have to pay them. It is safe to say that such men in the United States do not pay half as In New Zealand they would much probably be ranked as social pests.

#### BOSS SEDDON ON NEW ZEALAND'S LAND.

I had a talk with Mr. Richard Seddon, the premier of New Zealand, as to the policy of the government as to its public lands. He is in perfect accord with the system of cutting up the big estates and says that all such experiments un-dertaken by the government have proved successful. Here are his own rords

"The ideal condition would be one in which the state owned all the land and leased it out to the people on a low rate of interest on certain conditions. Such a system might be introduced into a new country, but here in New Zcaland we have property rights which have own up through the past half cen which prevent our adopting such radical measures. We had here, up un-til 1876, a sort of a federation of states Each state controlled its own public lands and its own railroads. As the varlous governments wanted money they sold their land, and that in large tracts at prices which were ridiculou Much of them were bought by absentee capitalists at ten shillings or there abouts per acre. I know one man who paid ten shillings (2.50) per acre for 50,000 acres. That land is now worth \$50 an acre. Other men bought tracts of 20,000 acres, 50,000 acres and some of 200,000 acres. This land they held, lying back in waiting for it to increase in value. In some cases they used it for perhaps half

"On what conditions are the lands given to settlers?

We have different methods of divis. ion and payment," replied the premier. The people can buy the lands outright or they can lease them with the purhasing clause, or they can lease them for 999 years, or practically in perpetu-This is at the option of the settler If the man wants to buy for cash he pays one-fourth of the purchase money wn and the rest within thirty days If he wishes to purchase and has not the money he can lease the land, paying per cent annually on its cost to the government. Such a lease runs for twenty-five years, with the right of purchase at the first price at any time after ten years, or he can lease it on 4 per cent of its cost for 999 years. The government buys the land and aids the settler in making his improve. ments, advancing the money to build his house and fences, etc. We require the settlers to live upon the land. They must make improvements to the amount of \$5 per acre and must cultivate a certain portion of it. We find that the people like the plan, and that they are taking advantage of it. Near. ly every estate that we have taken up is settled. Land which has been used for raising sheep is now raising men. and we have a prosperous farming community in a score of places which were formerly occupied by but a few shepherds.

HOW ESTATES ARE CONDEMNED.

"But suppose the men who own the estates do not care to sell, Mr. Seddon. How does the government do in such a

"That is a very easy matter," replied the premier of New Zcaland. "We fix the value of the land and take it, paying the man for it in bonds or cash as he desires.

'But how can you fix the value?' "That is a part of the law," said Mr. Seddon. "Our lands are taxed on their unimproved value and the amount upon which taxation is levied is given in by the owner of the land. He assesses himself as it were, but it is with this understanding that in case the gov-ernment wants the land it shall have the right to take it at the valuation he has put upon it for taxes with an add). tional 10 per cent of that value. This gives us a better tax valuation and at the same time it provides an easy way for the government possession of the land

That is rather hard on the taxpayers it seems to me," said I. "Yes, it may seem so, but remember

tes, it may seem so, but remember we do not take possession of estates un-less it is for the undoubted good of the people. So far we have taken very lit-tle land by forced sale. We have more estates offered to us than we want. Last year fifty-even properties, ion shepherds on a principality which | amounting in all to 250,000 acres, were

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