

### Southwest Kansas Suggested as Logical Place for Co-Operative Corporation Farm

By T. A. McNEAL  
In Farmers' Mail and Breeze

I have been asked to explain further the plan for a great corporation farm mentioned a number of times in these columns. Let me say first that I do not now and have not at any time taken credit for originating this idea. The basis of the idea is very old. The community farm with the village as the center is still in vogue, in several other countries and has been tried to some extent in this country. The communal farm or village idea has never succeeded in this country and I think for apparent reasons. The village farming community idea offers no advantages over the individual farm and adds somewhat to the inconvenience of tilling the land. The great corporation farm offers the advantages of concentrated efficient management; the opportunity for the best kind of education; the very best opportunities for social life; the saving of the waste of unnecessary duplication of implements; the necessary capital to obtain and use the very best implements made; the effective control of both buying and marketing necessary to make agriculture the success it should be; the saving of vast amounts in shipping rates by doing away with the shipping out of raw products hundreds, perhaps thousands of miles to be manufactured and the shipping back of the manufactured product, paying the freight charges both ways.

Now it must be confessed that the great corporation farm such as has been talked about and written about by Mr. Faris and others is an experiment. It has never been tried. What I should greatly like would be to see the experiment tried out under conditions where the chances of failure

would be reduced to the minimum. I should like to see it tried in a part of the state where the land is new and fertile and still low in price.

I believe that the ideal place to try out the experiment is in Southwest Kansas. The land in Southwest Kansas is more fertile than in some other parts of Western Kansas, but the price asked is less and the fertility of the soil in my opinion is equal to any of the Western Kansas land.

I will suppose, then, that a tract of this almost virgin and naturally fertile land is secured, let us say covering a territory 20 miles square. That would be 400 sections of land. I know of areas in Southwest Kansas of that extent where there is almost no waste of land. I believe that such a tract of land could be obtained for an average price of not to exceed \$10 an acre. The original cost of the land then would be \$2,560,000. Properly farmed these 400 sections would be capable of supporting in comfort and even luxury a moderate sized family on each quarter section.

As there would be 1600 quarter sections in the tract, counting the number in the average family as five persons, the number of people to be engaged directly in farming the land would be 8,000. But as the corporate farm plan embraces the idea of manufacturing the raw product at home, there would be a necessity for a very considerable population to take care of the manufacturing end. There would be flour mills of sufficient capacity to grind the wheat and such corn as needed to be ground into flour and meal. There would be packing houses sufficient to care for the meat raised on the great corporation farm. There would be canning factories sufficient to can the fruit

and other products that should be preserved that way. There would be creameries and cheese factories or a creamery and cheese factory sufficient to take care of the dairy products. There would be a woolen factory sufficient to manufacture the wool into cloth and a tannery sufficient to dress the hides of the cattle, sheep and other animals slaughtered. How much of a population would be necessary to care for the manufacturing needs of the corporation I do not know, but probably counting those actually engaged in the manufacturing business with those necessary to look after the business details of the corporation, the necessary office and managing force, I would suppose that no fewer than 4,000 persons would be required, or rather an additional population of not less than 4,000 in addition to the 1,600 families directly engaged in the agricultural work.

The houses built by the corporation should be modern and beautiful, costing not less, I should say, than \$3,000 each. As material would be procured by wholesale and as the structures presumably would be mostly cement construction, much better houses should be built for \$3,000 each than can be built under present conditions for that amount. Assuming that 2,400 dwelling houses would be needed, the cost of these would be \$7,200,000. To build and equip the necessary factories and mills, build the necessary public buildings and purchase the necessary implements and equipment for farming purposes might require an expenditure of perhaps 4 million dollars more. Then would come the making of 800 miles of roads connecting the central city with all parts of the corporation farm.

In Southwestern Kansas excellent roads can be constructed very cheaply. These would be no heavy grades and few bridges and culverts to build. Neither would it be necessary to construct hard surfaced roads. Perfectly graded and oiled dirt roads would answer every purpose. I feel certain that such roads could be constructed for less than \$500 a mile. Placing the cost at \$500 a mile the cost for roads would be \$400,000, making the total cost of land, buildings and dwellings, factories, schools, implements and general equipment, \$14,160,000.

The capital stock of the corporation would be divided into shares of \$100 each and each resident of the community would be required to own at least one share. If there were five members of a family for example, five shares at least would be owned by that family.

Land owners within the limits of the corporate holdings would be permitted to turn in their land at an appraised value and take in lieu thereof stock in the corporation equal to the value of their lands, or they could sell the land to the corporation and take payment partly in stock and partly in cash. Poor but reputable men should be permitted to purchase stock, giving their notes to the corporation for any unpaid balance on the stock, the notes bearing the same rate of interest the corporation had to pay on bonds issued by it to secure necessary capital, the stock so sold would be held in the treasury of the corporation, with the notes until the same were paid. To get whatever capital might be needed above the amount of cash received from sale of the capital stock, the corporation should issue its bonds. I believe that the corporation could form a joint stock land bank under the Federal Farm Loan Act and in this way be enabled to sell its bonds on a 4 1/2 per cent non-taxable basis.

In the election of officers to conduct the affairs of the corporation each stockholder would be entitled to one vote and only one, regardless of the amount of his stock, but in the distribution of dividends he would receive in proportion to the number of shares he held. In order that the stock of the corporation might not fall into the hands of outsiders it would be required that any stockholder desiring to sell his stock must sell it to the corporation and if he sold all of his stock he would also be required to move out of the corporation and give way to a resident stockholder. The workers on the corporation farm would all reside in the city and be transported to and from the places where the work was being carried on in fast motor busses. The longest distance that would be necessary to travel in reaching any part of the corporation farm would be 18 miles which with ideal roads

## THREE REASONS

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## RIGGLE BROTHERS

1st. We are out of the high rent district, own our own building and you have less expense to pay when you buy groceries of us.

2nd. We have had years of experience in the business. We know what constitute satisfactory groceries and where to buy them. We are familiar with prices of different wholesalers and what kind of goods they carry and are in position to buy to the best advantage.

3rd. Every order has our personal attention. We are anxious to please our customers so that we may continue to receive their patronage, and we use especial care that all orders are filled correctly with good quality goods.

We are supplying some of the most particular people in town with groceries.

If you are not a patron of this store, we invite you to give us a trial. Our phone number is 26 and we would like to hear your voice over the phone.

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We have received our supply of Liberty Bonds of the second issue and they are now ready for delivery. If you have not bought of the first issue and desire to have some of each issue, we can supply your wants at this time. They are a good investment and each one purchased is a "whack" at "militarism".

We have some of the Baby Bonds for sale. Price for January, \$4.12; for February, \$4.13.

Always glad to see you.

Are you doing your part in this war?

First National Bank  
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## A Car Load of New FURNITURE

Just received and is now being placed on the floor.

All new, nifty designs, made for Comfort, Looks and Wear, and the price also is not uncomfortable.

You are entitled to the best for the least money and we ask you to look over this stock before you buy.

## The Southwestern Hardware Co.

WEST SECOND STREET

would not require more than half an hour to travel.

for just as when employed by any for just as when employed by and other corporation or individual except that it would be understood that no worker would get less than an adequate living wage. With a city of from 12,000 to 15,000 population, all living in beautiful modern homes and all supplied with comfortable incomes, there would be, as I believe, an ideal society and an ideal democracy. If any inhabitant became a chronic disturber, an idler, dishonest, or addicted to vicious habits, the other stockholders would have the right by vote to compel him to sell his stock and remove from the corporation. Assuming that 6,000 acres would be used for the town, roads, parks, a net profit of \$5.67 an acre on the remainder of the land would yield 10 per cent on the par value of the stock. The corporation would pay taxes on its capital stock like other corporations so that the stockholders would realize 10 per cent net. Under competent scientific management and cultivation there should be no difficulty in producing that amount to the acre or more. Under such a plan farming would no longer be a drudgery but would be the most interesting business in the world. There would be a city from 12,000 to 15,000 with no slums, no poverty, no rich barnacles by legal means extracting tribute from their less favored and hard working neighbors. Waste would be almost eliminated. The cost of transportation and distribution would be cut in half. Soil-waste, one of the most serious evils which threaten our republic under our present system, would be stopped. Landlordism and tenantry would be among the evils of the past so far as the inhabitants of the corporate community were concerned.

(First published February 7, 1918.)  
**NOTICE OF FINAL SETTLEMENT**  
State of Kansas, Seward County, ss.  
In the Probate Court of said county.  
In the matter of the estate of Frank E. Lent, deceased.

To all creditors of and other persons interested in said estate:

You are hereby notified that I wish to make final settlement of the above-stated estate, and having filed my report in said court, I will on the 4th day of March, 1918, at the hour of 10 o'clock a. m., in the Probate Court of said county, in the City of Liberal, Kansas, present said report, and my final account to said Court, and also my claim for compensation as Administrator of said estate, and for attorney fee and expenses incurred in the administration of said estate, and ask to be discharged; and at the same time an application will be made to said Court for an order finding and adjudging who were the heirs, devisees and legatees of the said deceased.

Dated this 7th day of February, 1918.

E. D. COOPER,  
Administrator.



### ARE YOU GUILTY?

This picture isn't overdrawn. You can see it on scores of farms when the temperature is down below zero.

This is not only cruelty to animals, but a heavy drain on future profits to compel your cattle to stay out in such weather. It will take two weeks feeding to recover the loss of one day under such conditions.

It is far more profitable to let your cattle eat their fill protected in barns or sheds than to keep them out this way. Then their food is used for producing instead of keeping up body heat.

Think it over—then come in and let us show you how little it will cost to provide suitable shelter for the number of cattle you own. Its lowness will really surprise you.

Paul W. Light Lumber Co.

(First published January 17, 1918.)  
**PUBLICATION SUMMONS**  
The State of Kansas

to  
The Immigration Land and Loan Company, a defunct corporation, and the unknown successors, trustees and assigns, if any, of such corporation;

Willis V. Daugherty, heir of J. V. Daugherty, deceased;

John H. Kimball, John Robinson Kimball, Richard S. Kimball, Ralph T. Kimball, and Edna Elizabeth Kimball, heirs devisees and legatees of E. D. Kimball, deceased;

The unknown heirs, devisees, legatees, administrators, executors, trustees and assigns, or any of them, of Elwood Kimball, deceased, and of each of the said defendant persons above named, if they or any of them be dead.

Greeting:  
You and each of you are hereby notified that you have been sued in the District Court of Seward County, Kansas, in an action wherein Elizabeth G. Kimball is plaintiff, and you and each of you, and others, are defendants, and must answer the peti-

tion filed by plaintiff on or before the 1st day of March, 1918, or plaintiff's petition filed in said cause will be taken as true, and judgment will be rendered accordingly, forever barring and excluding you and each of you from setting up or maintaining any claim of right, title, equity, interest or estate in or to the following described real property, to-wit:

The Northeast Quarter (NE 1/4) of Section Twenty-seven (27), Township Thirty-three (33) South, Range Thirty-one (31) West, in Seward County, Kansas,

And validating, quieting, perfecting and confirming the title of plaintiff therein; and reforming and correcting the deeds recorded in deed records of the office of the Register of Deeds of Seward County, Kansas, in Volume W, page 355, and Volume Y, page 184, and inserting plaintiff's name in lieu of the purported grantee therein.

Given under my hand this January 17, 1918. CHAS. M. TUCKER,  
[Seal] Clerk Dist. Court.  
By HENRY TUCKER, Deputy.  
(G. W. Sawyer, Atty. for Plaintiff.)