

# THE UNIVERSITY OF NORTH CAROLINA

# NEWS LETTER

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## FARM LAND VALUES IN THE U. S.

### HOME STUDY FACILITIES

Mr. Arthur J. Klein, in a recent Federal Education Bureau Bulletin writes: "Outside university walls, and often within them, the charge is freely bandied about that the universities have too little to offer the world; that higher education has made itself a little other world in the skies. Critics who are more fair and better informed recognize that the university is a great reservoir of information and of help immeasurably valuable to the commercial, industrial, and governmental worlds. The fundamental defect is that work, business, and the ties of active life in home communities, prevent the people who need the resources of the university from coming to the campus for what they want, and in too many cases the university has had no means of delivering its services at the doors of these potential students."

It is to meet the needs of just such people that the University of North Carolina, through the Bureau of Extension, is offering courses of college credit to North Carolina citizens. There are many people in the state who would like to follow a directed reading course for cultural purposes or who would like to continue a postponed college course which would either give credit towards a degree or add to their working efficiency.

### Courses Offered

Undoubtedly there are teachers, principals, and superintendents, in North Carolina who are not satisfied with the results they are getting in their school work. They need to revive their knowledge of the function, management, program of studies or internal equipment of the high school. A course in Education, prepared by an expert in the field, is offered to teachers by the Home Study Division.

Many people who have been denied the privilege of attending college are now engaged in business or teaching professions which require a knowledge of writing correct English. They are handicapped because they do not know how to dictate a convincing letter or to frame an article for the newspaper. For such people the Home Study Division offers a course in English Composition.

Or, for the man or woman who devotes the evenings to beneficial reading there is a course in English Literature. Bacon has expressed the purpose of such a course in these words: "Studies serve for delight, for ornament, and for ability." In the same essay he has said that reading maketh a full man and writing an exact man. In this course opportunity is given to read some of the best expressions of the ablest English writers from Elizabethan times to the end of the nineteenth century.

The Great War stimulated an unparalleled interest in history which may be satisfied by a course in either American or European History, prepared by men peculiarly fitted to make the study entertaining and beneficial.

Courses in Latin, Mathematics, and Economics, are ready for those students who have been compelled to leave college temporarily but who wish to continue working towards the degree; or for those who wish to teach these subjects and feel the necessity of intensive study along these lines.

For further information address the Home Study Division, Bureau of Extension, University of North Carolina, Chapel Hill, N. C.

### A COMMUNITY CIVICS TEXT

Dr. Howard W. Odum of the University of North Carolina has recently published, through the University Press, a very valuable aid for the study of community civics. The title of the volume is Constructive Ventures in Government. While it is prepared primarily to give aid to women and women's clubs in the study of citizenship, it offers suggestions in the project method for teaching community civics that can be of tremendous value to superintendents, principals, and teachers.

Parts 2, 3, 4, and 5 are especially appropriate for the city schools and the

larger rural schools.

Part 2 treats of Government and Community Problems of our Towns and Cities. Every city superintendent should lay the project and questions outlined in this chapter before his teachers of civics. A text book on civics already in use in schools could be greatly supplemented and even discarded in toto if the teacher knows how to handle the subject. There is enough material in this chapter alone to occupy a full year's work in the study of community civics.

Part 3, which treats of Government and Community Problems of County and Open Country, could well form a year's work and be profitably substituted for any reading circle book now on the list; especially for teachers holding the higher grade of certificate.

Superintendents and principals could very well take Part 4, Government and Public Service of the State, as a year's work in professional study. They would be better executives and have a better insight into the government and its administration by making such a study.

The University Press has published nothing in recent years that can be more helpful in our educational life than this number which treats of Constructive Ventures in Government.

Superintendents, principals, and teachers who are seeking guidance in teaching community civics, will find this publication exceedingly helpful.—North Carolina Education.

### SEVENTY-FIVE DOLLARS PER

Seventy-five dollars per acre was the average value of farm land in North Carolina on the first day of last March, as reported by the Bureau of Crop Estimates of the U. S. Department of Agriculture.

This handsome figure surprises nobody who knows North Carolina; who knows that the greatest natural resource of the state is now, and has always been, our soils and seasons, and not—distinctly not—our mines and quarries; who knows anything about current market prices—the exchange or transfer values of farm land as it passes from hand to hand in country real estate sales from day to day in North Carolina. And not even today, when cotton and tobacco prices are skidding toward the bottom, will \$75 buy much farm land anywhere in our 52 cash-crop counties—except at forced sales. Actual transfers of farm land have well-nigh stopped of late. Little or nothing is doing in country real estate deals; but market values still remain right around \$75 an acre, in 10 counties right around \$100 or more an acre, and in our four choicest tobacco counties right around \$200 an acre.

The high rank of Carolina among the farm states in annual crop-values is due to a simple, single fact, namely, our remarkable per-acre production of wealth in the five most valuable standard farm crops known to man—tobacco, cane sirup, sweet potatoes, peanuts, and cotton; we are naming them in order from high to low. Any one or two or all five of these crops can be produced in commercial quantities in the 52 coastal plain and tidewater counties where the market values of farm land are highest. And even at the present low prices of these standard crops an acre of land in these 52 counties will produce from three to four times the crop values yielded by an acre of land in the rich prairie states of the Middle West.

We said crop values per acre. In crop values per worker the middle western farmers beat us hands down; because they cultivate larger farms with horse and machine power; which means smaller values per acre and larger values per worker. Which also means smaller production costs and wider margins of profit. And notwithstanding the smaller crop values per acre, they not only make more than our cotton and tobacco farmers but they save more per farm worker.

Here is the explanation of why the bread-and-meat farmers of Iowa alone have a larger total of bank account savings than the cotton and tobacco farmers of the entire South—ten million dollars more in 1915. Not even 40-cent

### OUR BEST INVESTMENT

Governor T. W. Bickett

North Carolina is the richest state in the South.

North Carolina spends less on its children than any other State, save one.

This State can no longer point with pride to the fact that it spends less on its government than any other State.

I believe in the saving grace of education. Ignorance is the mother of poverty and the hand-maiden of crime.

The best investment that the State of North Carolina can make is in the hearts and minds of its people.

In two and one-half centuries this State has spent only fourteen million dollars on college equipment. The peanut crop of the State for a single year would pay for this equipment.

Last year we spent two and one-half million dollars on our thirty-one colleges, and we spent over twenty million dollars on the upkeep of automobiles. We have spent thirty-six and one-half million dollars on automobiles or one hundred thousand dollars per day.

Last year there were 10,585 students in our 31 colleges, but 2,508 were turned away.

It does not become us to plead that poverty is knocking at the door.

cotton and 52-cent tobacco have availed to wipe out this overwhelming contrast in bank account savings between the bread-and-meat farmers of the West and the cotton and tobacco farmers of the South.

### Our Rank Is 29th

Here is the explanation of why the market price of farm lands in 11 middle western states is higher upon an average than in 11 southern states. In these 11 bread-and-meat states farm land sells at prices ranging from \$80 per acre in Kansas to \$255 in Iowa; in these 11 tobacco and cotton states the per-acre prices range from \$38 in Alabama to \$75 in North Carolina. Wealth production per farm worker creates higher farm values than crop production per acre. Gross yield per acre is one thing and net profit per worker is another. A canny farmer sees the difference instantly. A dull brother of the clod never does.

On the whole, we produce greater gross crop values per acre in the South; they retain greater crop wealth per worker in the West. This one fact has always stood in the way of migration southward. Not the southern negro in excessive numbers, but the prevailing farm system of the South, is the essential fact that has turned the migrating farmers of the North and Middle West away from the Southland and sent them by the millions into Canada and the far western states.

In the table published elsewhere in this issue it will be seen that the average market price of farmlands is greater in 28 states of the Union than in North Carolina, and less in only 17 states, almost all of them southern. The table in detail appears elsewhere in this issue.

### Land Values And Tax Books

The average market value of farm land in North Carolina in 1920 is \$75 an acre, but the average tax value is only \$39 an acre. Which is to say, our farmers are paying taxes on land at hardly more than half the market value the state over.

Competent students have known all the time what the farmers have not generally understood, namely, that farm lands under the revaluation law are not listed at 100 percent of their current market value. As a matter of fact, allowance was properly made for the inflated values of a war period, and a level reduction of about 50 percent was made practically everywhere in the state. At the same time, farm land values

## COUNTRY HOME CONVENIENCES

LETTER SERIES No. 38

### SUMMARY OF THE YEAR'S WORK

The organization of the Division of Country Home Comforts and Conveniences was completed just about one year ago. During this time the country people of the State have had the benefit of the expert advice of the following members of the engineering faculty of the University: Professor P. H. Daggett, director; Professor J. H. Mustard, Electric Light and Power; Professor J. E. Lear, Rural Telephones; Professor Thorndike Saville, Water Power, Supply, and Sanitation; and Professor E. C. Branson, Rural Social Engineering.

The other member of the engineering staff of the Division, Mr. W. C. Walke, has spent about half of his time in the field making surveys and stream gaugings for individuals who have had problems which needed expert attention on the spot. All of this advice and assistance, we want to emphasize again, is absolutely free of all expense to those who need it. All that is necessary is to drop a line to the Division of Country Home Conveniences at Chapel Hill. If we can't solve your problem for you by mail, Mr. Walke will gladly pay you a visit and go over the matter in person.

Since the work was started we have had problems referred to us by one hundred and seventy-six people in the state. These have been classified as follows: Inquiries about General Power 103; Water Power 44; Water Supply 24; Telephones 3; Housing 2.

Summarizing in a general way the work done on these projects, we have made 101 Personal Visits, 27 Surveys, 27 Stream Gaugings, Furnished Plans for 32 projects, and submitted 72 Cost Estimates; 78 calls have been satisfactorily answered by mail, and we are still working on 24 Incompleted Projects.

These calls have been distributed over 68 counties ranging from Cherokee to Chowan and Ashe to New Hanover as indicated in the following table.

Alamance.....	9
Alexander.....	2
Ashe.....	2
Avery.....	3
Beaufort.....	1
Bertie.....	7
Bladen.....	1
Buncombe.....	9

Burke.....	2
Caldwell.....	11
Carteret.....	3
Caswell.....	3
Chatham.....	2
Cherokee.....	1
Chowan.....	1
Cleveland.....	1
Columbus.....	1
Craven.....	2
Cumberland.....	4
Davidson.....	2
Davie.....	1
Duplin.....	2
Durham.....	1
Edgecombe.....	4
Forsyth.....	2
Franklin.....	1
Gaston.....	5
Gates.....	1
Guilford.....	4
Halifax.....	2
Harnett.....	2
Hertford.....	1
Haywood.....	3
Henderson.....	1
Hoke.....	1
Iredell.....	2
Johnston.....	4
Lee.....	1
Mecklenburg.....	4
Montgomery.....	1
Moore.....	1
Nash.....	2
New Hanover.....	3
Northampton.....	1
Orange.....	5
Person.....	1
Pitt.....	2
Polk.....	2
Randolph.....	3
Robeson.....	1
Rockingham.....	3
Rowan.....	5
Richmond.....	3
Rutherford.....	3
Sampson.....	1
Scotland.....	1
Stanly.....	1
Stokes.....	1
Transylvania.....	2
Union.....	2
Vance.....	1
Wake.....	8
Warren.....	3
Watauga.....	1
Wayne.....	5
Wilkes.....	1
Yadkin.....	3
Yancey.....	1

are greatly multiplied in the 1920 tax books—how greatly will appear in detail in the table we shall be publishing in next week's issue. In 1919 the per acre tax value of land in 64 counties of the state was less than \$10—it was less than \$6 an acre in 12 counties. Evidently there were righteous reasons for higher figures on the tax books.

We have always found that the farmers as a class are fundamentally honest; but for them as for the rest of us, it has not been easy to know big subjects like taxation in simple ways, and therefore to think on high levels of rectitude

in the matter of taxpaying. Nevertheless, without the farmer-vote in North Carolina it would have been impossible to put two and a third billions more on our tax-book and to pass the constitutional tax amendments by a majority of nearly 200,000 votes.

No other state of the Union in all the history of this country has moved upwards so far and so fast in establishing a reign of righteousness in the realm of taxation.

In fundamental ways it is the greatest single chapter of history that North Carolina has ever written.

## FARM LAND VALUES IN THE UNITED STATES

Average Per Acre on March 1, 1920, with the Percent of Increase over March 1, 1919. Based on Bulletin No. 874, U. S. Department of Agriculture, Aug. 23, 1920.

Department of Rural Social Science, University of North Carolina  
United States, \$99.24 per acre, 21.1 percent increase.

Rank	State	Value per Acre	Perct. Inc.	Rank	State	Value per Acre	Perct. Inc.
1	Iowa.....	\$255....	32.8	25	Connecticut.....	\$85....	26.8
2	Illinois.....	204....	24.3	26	Kentucky.....	85....	4.9
3	California.....	190....	-12.8	27	Kansas.....	80....	15.9
4	Arizona.....	185....	42.3	28	Tennessee.....	77....	18.4
5	Utah.....	150....	15.3	29	North Carolina.....	75....	59.5
6	Washington.....	150....	30.4	29	South Carolina.....	75....	41.5
7	Indiana.....	145....	20.8	29	Colorado.....	75....	13.6
8	Nebraska.....	135....	28.5	32	Florida.....	72....	20.0
9	Wisconsin.....	130....	19.2	33	Texas.....	69....	25.4
9	Ohio.....	130....	19.2	34	Virginia.....	68....	13.3
11	New Jersey.....	125....	10.6	35	Louisiana.....	65....	51.1
12	Idaho.....	125....	28.8	36	New Mexico.....	62....	00.0
13	Minnesota.....	124....	31.9	37	Wyoming.....	60....	20.0
14	Oregon.....	120....	26.3	38	West Virginia.....	58....	13.7
15	South Dakota.....	110....	37.5	39	Georgia.....	57....	26.1
16	Missouri.....	104....	26.8	40	Oklahoma.....	55....	26.4
17	Massachusetts.....	100....	25.0	40	Arkansas.....	55....	30.9
18	Rhode Island.....	95....	5.5	42	Vermont.....	53....	12.7
19	Delaware.....	94....	20.5	43	Maine.....	52....	10.6
20	Pennsylvania.....	92....	16.4	43	New Hampshire.....	52....	15.5
21	Maryland.....	91....	31.8	45	North Dakota.....	50....	16.2
22	Nevada.....	90....	00.0	46	Mississippi.....	45....	40.6
23	New York.....	88....	17.3	47	Montana.....	42....	7.6
24	Michigan.....	87....	8.7	48	Alabama.....	38....	31.0