

# RURAL TRENDS

ROGER M. KYES

**LAND VALUES**

In most parts of the country we have a prosperous agriculture. Prices of farm products for the first time in several years are high enough to give the farmer a purchasing power that is up to that of the industrial worker. And there is a ready cash market waiting for nearly everything that can be raised on the land.

Such a condition often lays the foundation for a period of land speculation something that in the end always spells disaster for somebody.

Perhaps this is a good time to take a look at land values and see just what they mean.

A student of economics will tell you that there are several different ways to arrive at the value of land. We enumerate some of them as follows:

- 1-The value which is assigned to the land for taxation purposes
- 2-The value which might readily be realized at a forced sale
- 3-The value that is based entirely upon what the land will produce—how much it can earn
- 4-The price you would be willing to pay for the land today
- 5-The price you would be willing to sell the land for today if it belongs to you.

It doesn't take much of a genius for figures to see that there might easily be a very wide variation in such a range of values. And yet they all apply to the same piece of land.

An analysis of land values has two possible points of interest to every farm operator—to you. You might be considering the purchase of additional acres for your own farm, or you might be approached tomorrow by someone who wants to buy you out.

As a buyer, you would have to consider the present owner's ideas of the worth of his land, and then determine whether or not it might be worth that much to you. You should also decide whether you could afford to assume additional tax and interest burdens, and whether the land would be worth what you paid for it in two or five or ten years.

As a seller, you would have to decide if the profit on the deal would be worth giving up your home and your occupation, and whether or not you could invest the money to your own benefit in another farm, another home, or another business.

Most of these are far-reaching decisions, for both buyer and seller. They should not be hastily made on either side.

A sharp distinction should be drawn between investment and speculation. Investment is made to secure an earned profit, based on production. Speculation is indulged in to secure an unearned profit, and such a profit cannot be had unless somebody else suffers an equal loss, since it is not the result of production.

Speculation also leads to so-called "land booms." Most of us have seen them before. They are something to avoid as harmful and unhealthy to whole communities. For in a land boom, somebody always winds up by paying more for his land than it can possibly be worth.

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## Recorder's Court

Franklin Recorders Court held regular session on Tuesday and disposed of cases as follows:

A nolle proes was taken in the case of assault with deadly weapon with intent to kill against Richard Moore.

John Crews plead guilty to hit and run and driving auto with no drivers license, and was given 90 days on road suspended upon payment of \$25 and costs and not to operate a motor vehicle for 12 months.

Johnnie Jackson plead guilty to larceny and receiving and was given 30 days on roads, suspended upon payment of costs.

James Alston was found not guilty of unlawful possession of whiskey.

Dora Cooley plead guilty to unlawful possession of whiskey, prayer for judgment continued.

James Alston and Dora Cooley were found not guilty of f and a.

J. E. Bell, hit and run, was continued.

W. S. Pearce, operating automobile intoxicated, continued.

### ELOISE TAYLOR IS MARRIED TO WILLIAM E. JACKSON, JR.

Miss Eloise Taylor and William Eugene Jackson, Jr., United States naval reserve, were married at high noon yesterday at the home of the officiating minister, Dr. J. Clyde Turner, pastor of First Baptist Church. The couple were unattended for the simple ceremony and only guests were members of the immediate families.

The bride wore a chic white crepe dress with draped bodice and very full skirt. Her white hat was of straw and grosgrain ribbon and other accessories were white. She wore white orchids at her shoulder.

After the ceremony the couple left for a short wedding trip after which they will be at home in the Vance apartments on Magnolia street.

The bride, second daughter of Mr. and Mrs. William Raymond Taylor, 612 Joyner street, is graduate of Curry high school and Woman's college, a member of Phi Beta Kappa fraternity and the Masqueraders, honorary dramatics society. While in college she served as technical director of many productions of the Playmakers, organization of the dramatics department, of which her father is head.

The bridegroom, who has lived here the past nine years with his uncle and aunt, Mr. and Mrs. A. O. Arvin, 929 Walker avenue, is the son of Mr. and Mrs. William Eugene Jackson, Richmond, Va. He was sports announcer for radio station WBIG before entering military service last August. A second class petty officer in the naval reserve, he is now stationed here with the local recruit-



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## What You Buy With WAR BONDS

The Garand semi-automatic rifle, which is the standard issue today for the U. S. army, is superior to the old Springfield rifle in many respects. We literally need millions of these fast shooting powerful rifles to equip our army. They cost \$85 each and are being manufactured at the rate of one a minute. They fire sixty 30-calibre shells a minute.



Every one of the 40,000,000 employed persons in America could easily buy one of these rifles for the army. Not that we need that many, but the reserve could go into shells and other much needed supplies. Buy more and more War Bonds and top the quota in your county by investing at least ten percent of your income every pay day.

### ing office.—Greensboro Daily News.

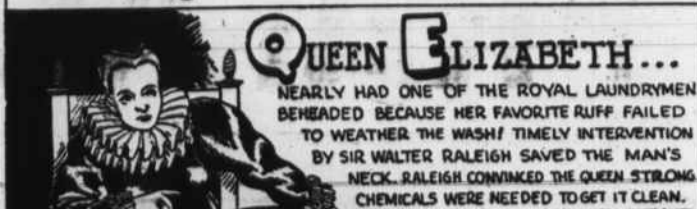
Mrs. Jackson is a granddaughter of our townspeople, Mr. and Mrs. Henry C. Taylor, Sr.

A method of reclaiming from dishwater large quantities of solid fat which can be passed straight to industry has been devised by an 18-year-old laboratory assistant in England.

Don't kick about the heat you're getting free right now—it cost you plenty last winter.

—On Pay Day, Buy Bonds—

## Coming Clean! . . . by Squier



**QUEEN ELIZABETH...**  
NEARLY HAD ONE OF THE ROYAL LAUNDRYMEN BEHEADED BECAUSE HER FAVORITE RUFF FAILED TO WEATHER THE WASH! TIMELY INTERVENTION BY SIR WALTER RALEIGH SAVED THE MAN'S NECK. RALEIGH CONVINCED THE QUEEN STRONG CHEMICALS WERE NEEDED TO GET IT CLEAN.



DRAT THE UNBELIEVING DOGS THAT INVENTED BUCKLES!

IN INDIA WASHMEN CALLED DHOBIES TRAMP THE DIRT FROM CLOTHES WHICH ARE THEN TWISTED INTO LONG ROPES AND WHACKED ON THE STONES.



FIRST ACT OF THE PILGRIM LASSIES: DISSEMBARKING FROM THE MAYFLOWER IN 1620 WAS TO WASH THEIR LINEN. LIKE SO MANY TRADITIONS INHERITED FROM PILGRIM DAYS, THIS 1st MONDAY BECAME THE ACCEPTED AMERICAN WASHDAY.

AMERICAN HISTORY BEGAN WITH A PILGRIM WASHLINE THAT HAS GROWN STEADILY LONGER AND WHITER, THANKS TO HIGHER STANDARDS OF SOAP MANUFACTURE AND THE INVENTION OF MANY LABOR-SAVING DOMESTIC APPLIANCES.

Labor is scarce in Sampson County, but farm families are helping one another to get this year's crops harvested.

Prospects for hay and pastures, as well as most food and feed crops, are the best in five years in Forsyth County.

Bonds or bondage. Patronize TIMES Advertisers

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"We Sell the Best and Service the Best"

Largely as a result of continued cool weather and usually good pastures, milk production per cow on July 1 was 2 per cent larger than on the same date last year.

Because of dry weather, the tobacco crops in Martin County will be only about two-thirds as large as that of last year.

**Need a Laxative?**  
Take good old  
**BLACK-DRAUGHT**  
It's a top-seller all over the South

**COLORED CHURCH SERVICES:**

The First Baptist Church, colored, announces services for Sunday, August 22nd, 1942 as follows:

10 a. m. Sunday School.  
11 a. m. Sermon, "Divine Non-chalance," by pastor, M. E. Neil.  
7:30 p. m. B. T. U.  
8 p. m. Guest speaker.  
All members of the church are requested to meet for a special business transaction immediately following the morning services.

Practically no beetle damage has been reported by bean growers of Yancey County, and prospects for an excellent crop are good.

The frequency of requests for information concerning fall pastures from Harnett County farmers indicates a growing realization of the necessity for an economical feeding program.

## TOBACCO THREAD

48c lb. --- 10 lbs. or more.

**ARSENATE OF LEAD** 14c lb.  
**CALCIUM ARSENATE** 10c lb.  
**UNICO Sprayers and Dusters** --- Best quality and lowest prices.

**Fly Spray** --- the kind that's guaranteed to kill flies. Electric Fencers and supplies. Bale ties.  
**BABY CHICKS, feed and supplies.**  
**FCX Flour** --- Prices Down.  
**Burk's Water Pumps, Used Sinks & Lavatories.**  
One more 8 lb. Apex Washing Machine.  
**ASHLEY AUTOMATIC HEATERS.**  
Get yours now. Our allotment is less than 100 for next season. The scarcity of fuel oil will have us sold out before cold weather.

## FRANKLIN FARMERS EXCHANGE

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**HEATING STOVES**

<b>VITA-VAR</b> House Paint GAL. Guaranteed 100% Pure. You cannot buy a \$3.49 finer house paint.	<b>HYLUSTRE</b> House Paint GAL. We handle all kinds and grades of \$1.50 paints.
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**LAWN MOWERS --- GRASS BLADES**  
Tobacco Sprayers and Arsenate of Lead

<b>HAND SAWS</b> \$1.25 up	<b>Cold Pack Canners</b> \$1.49	<b>ROLL ROOFING</b> \$1.25
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**ELECTRICAL & PLUMBING MATERIALS**

Just returned from Furniture Markets where I purchased nice lot of Furniture and House Furnishings.

**IRONING BOARDS**  
\$1.79 up

**ODORO Moth-Proof Wardrobes**  
\$2.29

**GOLD SEAL RUGS \$5.95 up**

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