

Real Values

by Chuck Ross

Investing in Land

Do you remember when land around here was going for \$300 an acre? Chances are, if you're an oldtimer, you can remember when it sold for even less!

A friend of mine is fond of telling me, "why I could have bought half of Polk County for a few thousand". Now this is a bit of an exaggeration, of course, but here's a true story: a veteran Realtor recently resold a piece of property. He told me, and the facts bear him out, that the first time he sold the land the price was the same as his commission check for the second sale.

Trouble is, not many bought land at those low prices. A few did, and still do. They are laughing all the way to the bank. Me, I cry a little. When I first visited Tryon in the early 1960's, I made the wise decision to retire here. But I also made a serious mistake — I didn't buy my land then.

I was suffering from the "too late" syndrome, that is, don't pay \$300 per acre for land that used to sell for \$100. I am not the only victim of this malady, and it is still epidemic today. Last year, people turned down land at \$1500 an acre because it was priced at \$1000 the year before. This year, the same land is selling for \$2000 and I am confident that it will be higher next year.

In short, land appreciates. It is never too late to buy land because it continues to rise in value. I've learned my lesson. I have bought a piece, and when I get a few more dollars together, I'm going to buy some more.

Short of buying the controlling shares in Exxon, land is the best investment I know. Next week, I'll tell you why.

Are you interested in a good investment in real estate? Call me at (704)894-3531 (894-8424 evenings) or drop by Town and Country Realty in Columbus. I'll be glad to discuss real values, home buying or selling plans with you. adv.

FOR RENT

Lake Lanier

Year round home

Two bedroom, 1½ baths, living room with cathedral ceiling. Kitchen, Stove-refrig. included. Carpeted. Glassed in porch leading to deck. Partial basement. Nice garden spot. adv. tf.

Apples! Peaches! Strawberries!

The Polk County Agricultural Extension Service is conducting the following programs on Tuesday, Feb. 26th at the 4-H Center in Columbus.

At 1 p.m. there will be a session on weed control for apple and peach trees. The remainder of the afternoon from 2 until 5 will be concerning peach production practices and pruning. Home gardeners and orchardists are invited to come learn and to bring their questions.

From 7 to 9 p.m. there will be a session on strawberry culture and weed control; including a discussion of site, varieties, planting, pests, etc.

The local Agricultural Extension Agents will be conducting the program along with several specialists in fruit production from N. C. State University. For further information, contact Reagan Ammons, County Extension Chairman or Doug Roach, Associate Agricultural Extension Agent at 894-8218.

Duplicate Bridge

Results of the Tryon Duplicate Bridge Thursday night were as follows: 1st. George Worthington and Stanislas Czetwertynski; 2nd. Mrs. Charles Green and Mrs. Stanislas Czetwertynski; 3rd. Mr. and Mrs. James E. Johnson.

"Eastern Europe"

Eastern Europe will be the third topic of discussion in the Great Decisions Program Tuesday. Dr. Teddy Uldrick will set the scene by providing a historical perspective to Eastern Europe-Soviet relations, then discuss areas of unity and disunity. He will then focus on the current problems of Yugoslavia as it faces a change in leadership. A question and answer period will follow Dr. Uldrick's talk.

Dr. Uldrick formerly taught at the University of California - Riverdale and is now teaching at UNC-Asheville. He has recently published a book on the Soviet Diplomatic Service.

The public is invited to attend. The program will be held from 4 to 6 p.m. Tuesday at the Tryon High School library.

TAX TIPS FROM THE IRS

Casualty and Theft Loss

When we hear of another person suffering damage to property, or if their house is burglarized, we seldom entertain the thought that it could happen to us. The truth is all of us are subject to such losses, and the Internal Revenue Service allows a tax break in some cases.

Casualty losses include damage from a hurricane, tornado, flood, storm, shipwreck, fire, or accident. Accidents may be by automobile, sonic boom, or vandalism. The loss of trees, shrubs and other plants through disease do not qualify as casualty losses.

Casualty losses can be claimed, not only for personal property, but also to business property. Losses to personal property carry a \$100 deductibility, but there is no deductibility for business property. In other words, you can deduct the full damage to business property.

Unfortunately, theft losses are common. Nowadays, many homes are being burglarized for gold, silver and other precious metals or coins. It's a good idea to keep an inventory of all personal property and a good estimate of the fair market value of each item. The IRS allows a theft loss only for that portion not

FOUND: Small, brown, curly-haired, poodle-type, female dog. No collar. Call 457-4777. adv. 25, 26c.

reimbursed by insurance. And, if the insurance company reimbursement is more than the fair market value of the item, the difference must be declared as income.

If you need more information concerning casualty or theft losses, ask the IRS — for Publications 547 and 584.

THE PACOLET RIVER PLANTATION will be closed to the public for Spring Cleaning, Feb. 26, 27 and 28. Civic Clubs to meet as usual. adv. 25, 26, 27, 28, c

**WHITE PINES
FOR SALE**
Call 863-2103

adv. 22, 27, 5 pd.



Position Available: Temporary, part-time position as Out-Reach Program Coordinator at the Meeting Place. For further information, call or write County Manager's Office, P. O. Box 308, Columbus, N. C. 28722. 894-3301.

An equal opportunity employer

If you are seeking a certain style that's comfortable as well as fashionable, then look to these mid-heeled Corelli dress sandals. reg. \$32 **SALE 21.99**

The Aug W Smith Co.

Spartanburg, S. C.

For Sale by Owner: Approx. 35 Acres

½ ml. from Green Creek First Baptist Church on paved road.

Beautiful Mountain View, sodded in grass,
30 acres under excellent fencing
2 bold streams on property

\$1,400 per acre.

CALL 863-4386