

THE PROGRESSIVE FARMER

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Three Essentials: Good Houses; Long Leases; Intelligent Tenants

FROM start to finish this issue of The Progressive Farmer is packed with articles sure to help renter and landowner understand each other better and work together for greater profits to both. On page 13 we are pointing out some of the chief lessons for renters, and here we wish to remind landlords of the three profitable lessons for them.

er's plain statement of facts by F. D. T. on page 8; then read Prof. Massey's report and others telling how longer leases produce better results, and decide for yourself which system you will adopt. And whatever others may or may not do, Mr. Landlord, you can start this system in your own case. You can find a good renter and say to him,



DIVERSIFIED FARMING WITH COTTON BELT TENANTS

This photograph was taken in the wheat field of Hon. E. L. Daughtridge, Edgecombe County, N. C.—one of the finest cotton counties in the world. He is a "many crop specialist," as Mr. S. R. Winters puts it, and by making some of his 800 cultivated acres yield two crops annually, his year's record shows as follows: cotton, 350 acres; corn, 250; wheat, 120; peas, 100; oats, 75; peanuts, 50; tobacco, 40; soy beans, 40; with smaller acreages of clover, rye and rape. These crops not only give him a net profit of \$10,000 a year, but with such diversification and rotation, his land also stays rich.

First of all, Better Houses for Tenants. It is really remarkable how many landlords and tenants in their letters have laid emphasis on this point. The better class of tenants, as Mr. Markham says, is the only sort worth having, and you can't get the better class unless you provide, not fine houses or large houses, of course, but houses that are in good repair and without the ramshackle hideousness that now characterizes many such places. You can whitewash if you can't paint, and a few quick-growing shade trees, roses, crape myrtles, grape vines and fruit trees will cost little.

Next, the Long Lease. As one correspondent well reminds us, neither landowner nor renter can prosper on poor land; both can prosper on rich land. And of all the "inventions ever devised by the wit of man" for making rich land poor and keeping it poor, and for making both landlord and renter poor at the same time, nothing has ever been devised equal to the one-year renting system. And the South is probably the only part of the civilized world in which such a system still obtains. Read the rent-

"Well, let's make a five-year (or three-year) agreement. I will feel like putting the place in better fix and you will feel more like taking care of it and building it up."

The third essential is, Intelligent Tenants. Good tenant houses and fair renting conditions will help you get them, as our articles by Messrs. Massey, Mull and Barton all make clear, and when you get them they will make more for themselves and for landowners than ignorant, unprogressive tenants can ever do. We haven't yet begun to realize the value of land in the South. When we do, we shall probably wake up to the fact that the ignorant tenant frequently damages soil and buildings more in a year than his rent money amounts to.

Decide for yourself if (1) good houses, (2) longer leases and (3) intelligent renters are not the rules for success—assuming, of course, that the landlord lives on his farm and practices a diversification of crops, two other essentials so manifestly necessary that we have simply taken them for granted.

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