

## ANDORRA SEAT OF SINGLE TAX

AMERICANS ESTABLISHING COLONY IN  
QUAINT LITTLE REPUBLIC IN THE  
PYRENEES

Philadelphia, April.—A chain of interesting events soon will link the United States with the little republic of Andorra, strangest of the many countries in Europe.

Almost unknown and among the passes of the Pyrenees, on the border between France and Spain, Andorra, said to be a jewel of quaintness, has been "discovered" by William L. Price of Philadelphia, and Fiske Warren of Boston, who will establish a Single Tax colony there.

Mr. Warren returned last month from Andorra, where plans for the colony are nearing completion. Both he and Mr. Price will be trustees for the colony. The third trustee is Dr. Francisco Pla, one of the most learned and distinguished citizens of the little Republic.

Neither Mr. Price nor Mr. Warren is new to the Single Tax idea. Mr. Warren is leader of the Tahanto Single Tax colony at Harvard, while Mr. Price founded the Rose Valley Single Tax colony and others similar at Arden, Del., and Cumberland Mills, in Maine. Mr. Price also is a trustee of the Harvard Colony.

"Our plans are nearly completed," Mr. Price said. "In fact, the colony practically has started already. We have purchased a small tract of land near Escaldas, one of the Andorran villages, and although starting on a small scale, the colony will develop.

"I have been very much impressed with the reception the Andorrans gave to the Single Tax idea. They appreciate the Democratic quality of the plan, and it has received the sanction of the president of that Republic—or syndic, as it is called—and of the Spanish Bishop of Urgel. These men together are the leaders of the little country."

Mr. Price explained that the land bought by the trustees is mostly in small farms. These farmers will pay a Single Tax to the trustees; that is, they will not be taxed on

buildings or improvements. A certain part of the taxes will be put aside for the purchase of more land so that the colony may be enlarged.—*N. Y. Globe*.

## POVERTY AMONG THE MASSES

Realty salesmen who urge young men to save part of their earnings by investing some money in a home or in vacant property are frequently saving those so persuaded from poverty in old age. Thousands of investments in small priced properties have made the owners of those parcels wealthy, while innumerable cases exist where a homestead has been acquired which would not have been except by the work of real estate salesmen.

The number of men who pass through life and out of it at 60 or a greater age and leave no property is surprising. A man who studies statistics says 95 per cent of the men who reach 60 years of age are dependent on their daily earnings or their relatives' support. In one Ohio county during a period of four years 8,000 men died, of whom 6,000 left no estate, and over 800 left property valued at less than \$1,000, a showing to stir one's sympathies.

Statistics show that the man who has not lost all his accumulations by the time he is 40 or 45 is the exception. And unfortunately only one man in 5,000 who goes broke at 50 can recover his financial footing. Unpleasant as these statements are, they should put men within the danger zone between 40 and 50 into an attitude of careful conservation of their accumulations, or of active work if they have not succeeded in gathering any property together.

Those facts, properly used by capable realty men, will be of value in getting young men now careless of their money to think seriously of the benefits of saving. They should be used extensively in every city by managers of subdivision development projects, and also should be frequently used by realty brokers generally in their efforts to get men started on the road to realty investment.—*Chicago Real Estate News*.