

## Looking for a New Home?

**R**OBERT H. RUSBY of Tranquility, New Jersey, has devised an ingenious method for offering "free equal privilege" to any reader who is interested in land. He formerly owned 24 acres of land, "more than enough for one farmer," which he has set aside as church land, under a properly recorded deed. This provides a way to live in a community where the equal privilege to land is absolutely free, without waiting for the laws to be changed. (See especially article eight).

Here the land would not be owned by man either individually or collectively. "For," as Mr. Rusby points out, "if all the people really owned it they would collectively demand a price from each member even for an equal privilege."

### A Practical Experiment

What Mr. Rusby is trying to demonstrate in this experiment is the "constantly increasing productivity given to all the land, the used lands, the best unused land, as well as the adjacent tilled land, by keeping wages and interest on all land equal to what labor and capital can earn at the best unused point in freedom."

Mr. Rusby believes that Henry George "was not precisely correct when he stated that an increasing population tends to increase rent. The increasing population," he states, "tends only to increase the capable productivity of the land."

He says that "in any association it is a geometrical certainty that some of its members must be on its verge. But it is not necessary for that point to have less productivity than the center of the association. And it is possible to have the same productivity at the verge as obtains at the center and still not have any land yield rent at the center."

### Inquiries Welcomed

Despite the fact that the land described by Mr. Rusby, in Sussex County (P. O. address, Andover, New Jersey) is improved with electricity and a good road, and has been free to use since 1949, he is still the only one living there. The reason, he says, is that the people living nearby are so scattered they cannot conceive of a "land problem." Following is a portion of the deed describing the "free-to-use land" which is referred to as a "church." Willing acceptance, time, and natural law could make it blossom like the rose.

#### Public Notice

The following deed has been legally acknowledged and filed in the Hall of Records.

#### This Certificate

Made December 29, 1949, by Robert H. Rusby of the township of Green of the County of Sussex and of the State of New Jersey.

Is a public acknowledgment within the meaning of the terms as here defined, to wit: Church—a part of the face of the earth all rights and title to which are socially acknowledged as vesting in God its Creator in order that no claim to human rights in it

should be respected by a sacrifice for permission to use it; God—all natural forces when considered as manifestations of a single power; Labor product—any desired quality that land acquires from labor; Land—all of the universe except man and labor products; Natural Forces—all of the forces of the universe except the exertion of man and the forces exerted by labor products; Privilege—permission to use; Right—the natural command of privilege that vests in the worker, as he works, to that work which is the result of his exertion; Social Justice—a social order that acknowledges the free equal privilege of all to land and the rights of the producer to its produce.

Of, a deed by him done to conform to social justice.

By this deed he restores to God its Creator, forever, all rights and title to that parcel of economic land, hereinafter described situate, lying and being in the Township of Green, in the County of Sussex and in the State of New Jersey . . .

#### Constitution of This Church

Purpose—To respect the rights of God in the works of God, and the free equal privilege of each and every member of society to the blessings of Providence.

Articles—

1. This church shall always hold all rights and title to all land that is ever deemed to it.
2. This church shall never own the vestiges of human exertion.
3. Exclusive and perpetual use for the purpose of placing improvements upon this land may be had by anyone in exchange for the economic rent of the land which is under those improvements.
4. This rent shall be collected to the common treasury of all the people of this city

and this shall be in the trusteeship of the trustees of this church.

5. From this rent the trustees shall pay the taxes on all the land of this church.

6. All rent, after land taxes, shall be spent for the improvement and extension of the streets of this land. And this rent shall be spent in no other way.

7. No land may be held for perpetual use for growing crops, gardens, lawns, etc., and all vestiges of such labor that are left in the land must be lost when such land is wanted and leased for the purpose of placing improvements upon it.

8. There shall be no cultivation close to the building margin of this city and the land at this point must always be ready and rent free to anyone who desires to place improvements upon it.

9. This church shall in no way attempt to govern the lives of the people who live and work upon its lands.

10. There shall be no limit to the number of trustees admitted to the administration of the rights of this church.