

mental brains among the "brain trust" should have overlooked the simple plan I propose. My recommendations are as follows:

- A. Pass a law raising the tax on rat poison and rat traps.
- B. Use half of this return to establish rat-propagating and after there were enough rats so that a continuous supply were assured the surplus rats could be released.
- C. Have one section of the law arranged so as to make it a criminal offense to kill any rats.
- D. Another feature of the law should provide for the taxing of cats or rat-terrier dogs.

Now it is well known that rats are able to eat up a great amount of food. They are not at all particular as to what they eat, whether meat, grain or other food products. We would be able to save paying on a "processing tax" and we would not need to go to the trouble of killing young pigs. In fact if rats were encouraged to do their part in keeping down the surpluses many of the ills we now have would disappear.

Of course, it is no use trying to argue that if people could get access to land through a land value tax we would be in a position to do away with poverty and thereby increase consumption and in this way take care of any surplus. Such a simple plan is not fantastic enough to appeal to the "brain trust" but there is no doubt that my plan of taking care of the surplus by increasing the rat population to develop would appeal to them.

I have no patent on this idea and offer it freely.
 Minneapolis, Minn. WALTER MUNSCH.

VILLAGE OF MILK RIVER, ALTA, CAN.

EDITOR LAND AND FREEDOM:

	Population estimated	- - - -	460
No. of	- - - -	title holders	- - 93
" " non resident	" "	" "	36
" " Voting "	" "	" "	57 57
" " Population not	" "	" "	403
" " Voters total	- - - -	- - - -	150
" " " Title holders	- - - -	- - - -	57
" " " Not title holders	- - - -	- - - -	93

- 460 Population creates Milk River land values.
- 150 Voters decide how it will be distributed.
- 57 Residents will benefit and—
- 36 Non residents will benefit if land value is not taxed.
- 403 of the population will be defrauded if land value is free from taxation.

Do we believe in justice or in allowing a special privilege for some to rob others to continue. Think it over.

The land owners of the U. S. rob the population of the U. S. to the tune of \$14,000,000,000 every year.

If the Single Tax was not in operation in Milk River the land owners here would rob the whole people of \$3,500 every year. We have an assessed value of \$70,000 and a 50 mill rate.

Milk River. FRED PEASE.

WHY DOES THE MOVEMENT LAG?

EDITOR LAND AND FREEDOM:

As you will know I have been a subscriber to the Single Tax Review and its successor, LAND AND FREEDOM, for about twenty-five years. Longer ago than that I became a convert to the Henry George philosophy. As a young man I was more energetic and tried at times at least to help the cause. I wish I was physically and financially able to help more now.

However the immediate thing that I have in mind is that a highly

educated friend of mine says that if the Single Tax contained a sound economic philosophy which would apply to our present delimita, the great professors of political economy in our colleges and universities would accept it and proclaim it.

I have tried to answer him but he does not seem to accept my reason.

Fremont, Neb. J. TILTON YOUNG.

REPLY

There are many truths in the world that have waited long for their acceptance. Some of them are moral truths, some spiritual, some economic. For the failure of their accomplishment there are many answers, ignorance, inertia, selfishness and what not.

Machiavelli divided men into three classes, the first (and they are very few in number) who discover great truths and announce them. Then there is the second group who are able to perceive truth when announced—and these too are few in number. Then there is the mass of mankind who remain wholly unable to comprehend—and these are overwhelmingly the largest in number.

Now if we accept this classification, and we may do so with perhaps some qualification, this truth remains. The mass of mankind are sound enough at heart to discern if dimly, a principle that is just. So the second group in Machiavelli's classification wield an influence over the third group—the great majority of mankind—who are intellectually disqualified, but who follow the leadership of those who speak with authority. Slowly but finally even they are influenced and a great truth if sufficiently reiterated is accepted and takes on the character of an echo.

That the third group will not see or are incapable of seeing the whole truth accounts for the slow and piece-meal acceptance of great reforms. When such a change as Henry George proposed is up for consideration it encounters all the opposition that is included in inertia, ignorance, distortion, fear, selfishness and greed. Its slow progress is not slow if we take all the obstacles into consideration; it will only appear slow to those who are righteously impatient.

Here is a note of hopefulness for our friends. We seem to be living in a time when the principle for which we contend is on the verge of a signal triumph. The last thing—a planned economy—that being tried out in Washington exhausts the series of inventions that are introduced as substitutes for justice. Dove has told us in his "Theory of Human Progression" (1850) that mankind will try everything before they accept our remedy. The Roosevelt program may be regarded as the last redoubt to which the enemy has retreated. For however well intentioned the N. R. A. may be, it must be regarded as the last formal surrender of all previous methods of warfare against poverty, as well as a gesture of hopelessness that nothing else is possible. Its failure therefore—and it must fail—will result in making more visible what are now but the shadowy outlines of the problem and clear the way for the triumphant advance of the friends of liberty.
 Editor LAND AND FREEDOM.

RENT, INTEREST AND MORTGAGES

EDITOR LAND AND FREEDOM:

Upon what percentage basis is the economic rent calculated present? At 5% or 6% or? Please give several concrete examples from actual cases, if possible.

Will this rate still prevail under the Single Tax? If not, what will be the percentage?

What is the prevailing house interest?

How would you classify mortgages (1) on land (2) on real estate? Would you classify the returns as interest, or rent, or profits of monopoly? The Schenley Estate, for instance, holds a million dollars worth of mortgages. I contend that in such cases, the "interest" in mortgages is really "rent," or at least profits of monopoly? What do you think?

Knowing that few persons have a more comprehensive grasp