

## INDEX.



**AGRICULTURE**, always subject to the law of diminishing returns, 13-16 ; the characteristic agriculture of the United States, 45-47 ; agriculture of England compared with that of other countries, 202 ; agriculture contrasted with manufactures, as to the effects of an extensive application of the principle of division of labor, 197-207.

**ALISON, SIR A.**, offers an illustration of the force of geometrical progression, 83.

**AMERICAN COMPETITION**, its influence on European rents, 25, 26, 115-117 ; characteristic American agriculture, 45-47, 202.

**ANDERSEN, JAMES**, stated the true law of rent in 1777, 32.

**ATKINSON, EDWARD**, small plantations and the cotton culture, 206 *n.*

**AUVERGNE**, influence of personal proprietorship in that region upon marriage and the increase of population, 214, 215.

**BASTIAT, FRÉDÉRIC**, his attack upon the economic doctrine of rent, 57-75.

**BELGIUM**, "rack rents" in, 44.

- CAIRD, SIR JAMES**, range of productiveness among pasture-lands, 11 ; position of the English land-owners, how affected by recent improvements in transportation, 115-117 ; improvement in the condition of the British laborer, 168 ; advantages of large as contrasted with small farms, 202, 203.
- CAIRNES, PROF. J. E.**, effect of land monopoly upon rents, 41, 42 ; his criticism of Bastiat's word "services," 59 *n.* ; the operation of self-interest not always compatible with the general good, 193, 194 ; the ownership of land rightfully subject to State regulation, 199, 200.
- CALIFORNIA**, the speculative holding of its land, 1868-73, 163, 164.
- CAPITAL**, invested in the soil, how compensated, 32-37, 82-85 ; the capital contrasted with the law of rent, 33-35 ; Malthus's disparaging view of the importance of capital in production, 144 ; his view that none of the gain due to increase of productive power is received by capital, in enhanced interest, 145-188.
- CAREY, HENRY C.**, his attack upon the economic doctrine of rent, 75 ; his first argument, derived from "the cost of producing farms," 75-88 ; his second argument, derived from the historical order of the occupation and cultivation of the soil, 88-108.
- CATTLE**, cost of transportation from America to Europe, 115, 116.
- CHUZZLEWIT, MARTIN**, his lamentable experiences in the town of Eden used in argument against the doctrine of Ricardo, 118.
- COMBINATIONS** to exact rents in excess of the Ricardian formula, 38-42.
- COMMUNITIES, CULTIVATING (Village)**, originally the proprietors of the soil, 128, 129 ; their efficiency as cultivators, 137, 138.

- COMPENSATION, claim of land-owners to, should their estates be taken by the State, admitted by Mr. Mill, 124, 126, 127 ; denied by Mr. George, 161.
- COMPETITION, implied in the economic doctrine of rent, 12, 38-53 ; effects of unequal competition in mechanical industry, 183-194 ; in agriculture, 219, 220.
- COMPOUND INTEREST, how far it may safely be introduced into economic computations, 83, 84.
- CONFISCATION OF RENT, proposed by Mr. Mill, saving the rights of existing holders, 124-127 ; by Mr. George, without saving such rights, 161.
- CONSUMERS OF AGRICULTURAL PRODUCE, not concerned in the payment of rent, 87-81 ; how far may agricultural laborers, as consumers of agricultural produce, recover whatever of a [redacted] they may lose through the sacrifice of their independent position as producers ? 197, 198.
- CONSUMPTION OF WEALTH, how influenced by the tenure of the soil, 210, 211.
- COST OF "PRODUCING FARMS," used by M. Bastiat as an argument against the economic doctrine of rent, 67, 68 ; this argument also used by Mr. Carey, 76 ; the argument examined, 77-88 ; the same argument used by M. Leroy-Beaulieu, 111, 112.
- CRISES, COMMERCIAL, attributed by Mr. George to the private ownership of land, 156-158.
- CUSTOM, as influencing rents, 49, 50.
- DEPRECIATION OF PROPERTY, as complicating the problem of nationalizing the land, 134-136.
- DIMINISHING RETURNS IN AGRICULTURE, explanation of the term, 13-16 ; scope of the principle, 16-21.

**DISTRIBUTION OF WEALTH**, importance of rent in the, 109-120 ; influence of the tenure of the soil upon that distribution, 201, 207-210.

**DIVISION OF LABOR**, as increasing production, 13-15 ; mechanical, contrasted with agricultural, industry, in this respect, 184-190, 197-207 ; its effect upon the distribution and consumption of wealth and upon population, 185-189, 194-196, 207-219.

**EMERSON, R. W.**, on the virtue there is in the cultivation of the soil, 217.

**ENGLAND**, competitive rents not always exacted, 48, 49 ; rents how affected by modern facilities of transportation, 115-117 ; productiveness of its agriculture compared with that of other countries, 202.

**EUROPE, CONTINENTAL**, competitive rents not the rule, 49.

**FACTORY ACTS** justified by economic principles, 190, 191.

**FERTILITY**, differences in, as governing rent, 10-11, 13-21 ; as governing settlement and cultivation, 89-108.

**FISCAL INUTILITY** of public lands, 136, 137, 140, 141.

**FRANCE**, productiveness of its agriculture compared with that of England, 202 ; frugality of its people, 210 ; restraint of population, 214-216.

**FRUGALITY**, how influenced by peasant proprietorship, 210-212.

**GEOMETRICAL PROGRESSION**, how far may this principle be introduced into economic computations, 83, 84.

**GEORGE, HENRY**, his work, "Progress and Poverty," the interest aroused by it in England, 6-9 ; his economic position reviewed, 141-181 ; his economic errors how

far explained by the errors of the current political economy, respecting the coincidence of individual interest with the general good, 194-196.

GOVERNMENT, as the proprietor of land, may, by establishing a land monopoly, exact a rent in excess of the Ricardian formula, 41, 42; Mr. Mill and Mr. George propose that Government shall assume the ownership of the soil, chap. iii.

GRAIN, cost of transportation from America to England, 116.

IMPROVEMENTS AND INVENTIONS, Mr. George's view of their relation to rent, 151-153; this view examined, 162-181; Mr. Mill's statement of the effect of strictly agricultural improvements upon rent, 177-181.

IMPROVEMENTS OF THE SOIL, how compensated, 32-37, 82-85.

INFERIOR SOILS, are they settled first? 89-108.

INTEREST ON LANDED IMPROVEMENTS, how related to rent, 32-37, 76-88, 111, 112; Mr. George's view that none of the gain accruing from improvements, in production or exchange, goes to the capitalist in enhanced interest, but that this gain is wholly absorbed by rent, 145-188.

INTEREST, COMPOUND. *See* COMPOUND INTEREST.

INTEREST, SELF. *See* SELF-INTEREST.

INVENTIONS AND IMPROVEMENTS. *See* IMPROVEMENTS, ETC.

IRELAND, rents there approach and even exceed the economic maximum, 43, 50, 51.

JEVONS, PROF. W. STANLEY, his proposition that "the wages of a laboring man are ultimately coincident with

what he produces, after the deduction of rent, taxes, and the interest of capital," 144, 145 ; the operation of individual interest is not always consistent with the general good, 194.

JOHNSTON, PROF. J. F. W., his notes on North America, 46 *n.* ; "rich land for a rich man may be poor land for a poor man," 101.

KEELEY MOTOR, its success all that is lacking to effect a complete refutation of Ricardo's doctrine, 120.

LABOR *vs.* LAND, Mr. George's view that all labor-saving improvements and machinery expend their entire force in enhancing the demand for land, and thus increase rents while wages do not advance, 154, 155 ; this view examined, 167-181.

LABORER, THE AGRICULTURAL, not concerned in the payment of rent, 27-31.

LAND, of varying degrees of fertility, 10, 11, 21 ; the no-rent lands, 11, 12, 24, 29, 33, 34, 52, 53, 73-75 ; the question of individual or common ownership, chap. iii. ; the best holding of the land, chap. iv.

LAVELEYE, PROF. ÉMILE DE, rack rents in Belgium, 44 ; his view of the Cultivating Communities of the Middle Ages, 137 ; he declares that the increase of capital is greater than that of ground rents, 168, 169.

LEROY-BEAULIEU, PAUL, his attack upon the economic doctrine of rent, 109-120 ; estimates the comparative advantages of large and of small farms, 205-207.

LESLIE, PROF. CLIFFE, the influence of small holdings upon population, 214, 215.

- MAINE, SIR HENRY**, competitive rents a thing of recent origin, 50 *n.* ; rack rent, 51 *n.* ; inefficiency of communal cultivation, 138.
- MALTHUS, T. R.**, his statement of the law of rent, 32 ; relation of his law of population to the economic doctrine of rent, 93, 94 ; Mr. George attacks his law of population, 145, 150.
- MARGIN OF CULTIVATION**, so-called, as controlling rents, 24, 25, 53-55, 92, 95, 96 ; Mr. George's distinction between the necessary and the actual margin, 155, 156.
- MARRIAGE**, how influenced by peasant proprietorship, 212-216.
- MCCULLOCH, J. R.**, the range of productiveness among cultivated lands, 11.
- MILL, JOHN STUART**, the means by which the produce of any given tract may be increased, 15 *n.* ; his plan for nationalizing the soil, and securing to the State the progressive increment in its value, 121-130 ; its feasibility considered, 130-141 ; his statement of the effect of agricultural improvements upon rent, 177-181 ; the influence of peasant proprietorship upon frugality, 211, 212.
- MINIMUM, THE ECONOMIC**, to be treated as *nil*, 12.
- MOBILITY OF LABOR**, as related to rent, 43-51.
- MONOPOLY OF LAND**, how it may be established, and its effects on rent, 38-42.
- NATURAL ADVANTAGES OF THE SOIL**, these alone, and not improvements effected by capital and labor, command rent, in the proper sense of the term, 32-37, cf. 109.

- NATURAL RIGHTS, as concerned with the private holding of land, 141, 142.
- NEWMARCH, WILLIAM, the difficulty of classifying landed improvements, 133 *n.*
- NO-RENT LANDS, 11, 12, 24, 29, 33, 34, 52, 53, 73-75.
- OHIO, THE STATE OF, in what order were its lands occupied ? 98-106.
- OPINION, PUBLIC, as influencing rents, 49, 50.
- PANICS, attributed by Mr. George to the private ownership of land, 155, 156.
- PARTIBLE SUCCESSION, the law of, 213.
- PEASANT PROPRIETORSHIP, its advantages and disadvantages, 201-219.
- PELL, ALFRED, the cost of transporting live cattle from America to Europe, 115 *n.*
- POPULATION, how related to rent, 12-21, 93-96 ; Mr. George's view, that land, being held as private property, would produce in a stationary population all the effects attributed by the Malthusian doctrine to pressure of population, 150 ; how related to the tenure of the soil, 212-216.
- PRICE, NORMAL, how determined, 27, 28.
- PRIVATE OWNERSHIP OF LAND, involved in the economic doctrine of rent, 38-42 ; a comparatively modern institution, 128, 129 ; its rightfulness and expediency denied by Mr. Mill, 121-141 ; by Mr. George, 141-181 ; admitted by Professors Roscher and Cairnes to be only justified by public policy, 198-200.
- PRODUCTION OF WEALTH, how influenced by the tenure of the soil, 200-207.



**PROFITS**, Mr. George's proposition that none of the gain accruing from improvements in production or exchange goes to the employer of labor, in enhanced profits, that gain being wholly absorbed by rent, 145-188.

**PROGRESS**, so-called, indissolubly associated, in Mr. George's theory, with poverty, 151, 152, 159, 160, 194-196; the socialist and the protectionist view of the same subject, 188-190.

“**PROGRESS AND POVERTY**,” Mr. George's work under this title, 6-9, 141-181.

**PROPERTY, WHY AND HOW FAR “SACRED”?** Mr. Mill's view, 122-127; Mr. George's view, 149-161; Professor Cairnes' and Professor Roscher's view, 198-200.

**PROTECTION**, a means of limiting the extension of the division of labor, 189, 190.

**PROTECTIONISTS**, their view of the influence of the aggregation of capital and the subdivision of labor, upon the condition of society, 189, 190.

**QUARTERLY REVIEW, LONDON**, references to Mr. George's “Progress and Poverty,” 7, 8.

**RENT**, its importance in the distribution of wealth, the subject of active discussion at the present time, 5, 6, 55, 56, 145, 188; origin and progress of rent illustrated, 9-21; the economic law of rent, 21; qualifications of this doctrine, 21-26; rent does not form a part of the price of agricultural produce, nor is it deducted from wages, 26-31; the economic doctrine of rent relates only to compensation for the natural advantages of the soil, 32-35; distinction between rent proper and interest on landed improvements, 35-37; the assumptions which underlie the economic doctrine of

rent, 38-53; rents governed by the margin of cultivation, 53-55, 95, 96; attacks on the economic doctrine of rent, chap. ii.; Mr. Mill's and Mr. George's proposals to confiscate rent by taxation, chap. iii.; Mr. George's proposition that all the gain accruing from improvements in production or exchange go to enhance rents, neither interest nor wages being advanced in consequence, 145-181.

RICARDO, DAVID, why rent is paid, 29 *n.*, 53; his relation to the economic doctrine of rent, 31, 32; are there any no-rent lands? 73 *n.*; his view of the historical order of settlement, as between good and inferior soils, 91, 92; what Mr. Ricardo would be likely to think about rent now, 119, 120.

RIGHTS OF MAN, Mr. George's view concerning, 141, 142.

ROGERS, PROF. J. E. THOROLD, rents in England, below the economic maximum, 48.

ROSCHER, PROF. WILLIAM., his view of Mr. Carey's historical order of settlement, 90; private property in land only to be justified by public policy, 198, 199; his view of the best holding of the land, 218.

SANITARY REGULATIONS justified by economic principles, 190, 191.

SELF-INTEREST, its normal operation among owners of land, 12, 21, 48, 50, 51, 91, 92; how far the operation of self-interest is coincident with the general good, 191-194.

SENTIMENTS, MORAL, as influencing rents, 47-51.

SERVICES, the equivocal character of this word, as used by Bastiat, 59-64.

SETTLEMENT OF LAND, Mr. Carey's alleged historical order, and the argument derived therefrom against the economic doctrine of rent, 89-108.

- SISMONDI, M., influence of peasant proprietorship upon frugality, 210 ; upon restraint of population, 212, 214.
- SMITH, ADAM, his error in supposing that rent enters into the price of agricultural produce, 27 *n.* ; are there any no-rent lands ? 73 *n.*
- SOCIALISTS, their view of the influence of the aggregation of capital and the subdivision of labor upon the condition of society, 188.
- SOCIAL LABOR, how far the cause of rent, 68, 124-126.
- SPECULATION IN LAND, Mr. George attributes to it great industrial evils, 155-158 ; this view examined, 162-166.
- STATE, the, Mr. Mill and Mr. George propose that the State shall become the owner of the soil, chap. iii. ; what shall the State do to prevent the evils likely to attend the wide extension of the principle of the division of labor ? 188-191, 219, 220.
- SUPERIOR SOILS, are they settled after inferior soils ? 89-108.
- SURFACE, REGULARITY OF, its relation to rent, 22.
- TAXATION OF RENT, SPECIAL, proposed by Mr. Mill, 124-127 ; by Mr. George, 160.
- TENANT, the, rent a question between him and the landlord only, 27-31.
- TENANTS making improvements on leased land, 84, 85.
- TENURE OF THE LAND, THE BEST, chap. iv.
- TIMES, THE LONDON, quoted concerning the advance in the condition of the French people, 215, 216.
- TRANSPORTATION, its relation to rent, 22-26 ; M. Leroy-Beaulieu's view of recent and prospective reductions in its cost, 113-120 ; effect of improvements in transportation upon rents, 176, 177.

- UNEARNED INCREMENT OF LAND, Mr. Mill's statement of its origin, 121-128.
- UNEXHAUSTED IMPROVEMENTS, their relation to rent, 51-53, 76-88.
- UNITED STATES, influence of our competition upon English rents, 25, 26, 115-117 ; rents here approach the economic maximum, 44-48 ; the characteristics of our agriculture, 45-47 ; in what order were our lands settled, as between good and inferior soils? 98-108 ; productiveness of our agriculture, compared with that of England, 202.
- VALUE, M. Bastiat attributes all value to "service," 58-65.
- VILLAGE COMMUNITIES, their cultivation of the soil, 128, 137, 138.
- WAGES, not reduced by the payment of rent, 29, 30 ; are they "produced by the labor for which they are paid" ? 143-145 ; Mr. George's proposition that none of the gain accruing through improvements in production or exchange goes to increase wages, all that gain being absorbed by rent, 145-181.
- WAGNER, PROF. ADOLPH, his recommendation that municipalities acquire all city real estate, in order to secure the progressive advance in its value, 138, 139.
- WASTE OF THE SOIL, its relation to rent, 12, 51-53 ; not influential with reference to the rent of building sites, 138, 139.
- WEST, SIR EDWARD, his announcement of the law of rent, 32.
- WRIGHT, C. D., his report on the Factory System, 197 n.



5