



LEASING FARM REQUIRES MUCH GOOD THOUGHT

Experts Suggest Written
Contracts Be Signed
By Parties

Urbana, Ill., Sept. 9 — With September 1 considered notification date in farm tenant circles, this week will find many landlords and tenants going over terms of their leases to see if they are fair to all concerned. It is pointed out by Joseph Ackerman, associate in farm management, College of Agriculture, University of Illinois.

"Provisions of a lease must make possible the adoption of farming practices which will provide a good income to both parties," Ackerman said. He listed the following points to be considered in leasing a farm:

1. It is best to have the lease written. This provides for a care-

ful consideration of the responsibilities of the two parties.

2. Adequate provisions for soil conservation and improvement are essential points of a good farm lease.

Early Notification

3. If the tenant has demonstrated that he is a good farmer, it is well to have the lease worded so that it will continue from year to year unless notification is given of its termination. Such notification should be given at least six months before the close of the year and preferably at an even earlier date.

4. It is to the tenant's advantage to see that the lease contains provisions to reimburse him for improvement work performed by him for which he has not realized the value when he moves from the products produced.

5. The stated amount to be paid for cash rent should be adjusted to a sliding basis which takes into consideration marked changes in prices of farm products and variations in production owing to conditions not under the tenant's control. On farms where the income is mainly from one enterprise, it might be fair to base the cash rent on the value of a stipulated amount of product. On a diversified farm a better plan is to include several of the products produced.

Equitable Distribution

6. At the time of leasing a careful examination of the contributions of landlord and tenant is in order to make certain the lease provides for an equitable distribution of the receipts and expenses.

7. For the landlord's protection, provision should be included calling for payment for the abuse of property by the tenant.

Provide Arbitration

7. It is well to see that the lease

contains a clause which states that in event of differences of opinion between the landlord and tenant such differences be settled by an arbitration committee selected by the two parties or by parties named by them to select such a committee.

8. The stated amount to be paid for cash rent should be adjusted to a sliding basis which takes into consideration marked changes in prices of farm products and variations in production owing to conditions not under the tenant's control. On farms where the income is mainly from one enterprise, it might be fair to base the cash rent on the value of a stipulated amount of product. On a diversified farm a better plan is to include several of the products produced.

9. At the time of leasing a careful examination of the contributions of landlord and tenant is in order to make certain the lease provides for an equitable distribution of the receipts and expenses.

10. For the landlord's protection, provision should be included calling for payment for the abuse of property by the tenant.

11. A division that is fair for one farm may not be fair for the adjoining farm," Ackerman said.

12. It is best to have the lease written. This provides for a care-

NEW RECIPES DEMONSTRATED At World's Poultry Congress

Demonstrations and lectures on how to best use poultry products successfully in the diet will be stressed at The World's Poultry Congress, Cleveland, July 28 to August 7, 1939. Although it may be news to some people, the egg is almost a perfect food. How to use it best will be carefully brought out. The proper preparation and serving of poultry-meats of all kinds will be another feature of the Congress program. Everyone who attends will have the opportunity to secure new recipes and will see these recipes demonstrated. There will be something for everyone at the Congress including the housewife.



BARNEY GOOGLE



SNUFFY HAS A NAME FOR THE HORSE



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FOR SALE—Ideal electric fences. Prices installed, 6 volt battery model, \$15.50; 11 volt A. C. model, \$12.50. Guaranteed results. Call or write E. M. Rice, Dist. Agent, 418 E. Water St., Berne, Ind. Phone 389. 211-61x

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FOR RENT—Sleeping room modern home, 315 N. Phone 783.

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LOST AND FOUND

LOST—Red Scofield Bible, Avenue Wednesday.

Leonard Soliday, 738 Main, Reward.

Corrected September

MARKET REPORT

DAILY REPORT OF LOCAL AND FOREIGN MARKET

Brady's Market for Decatur, Craigville, Hoagland and W.

Closed at 12 Noon

Corrected September

No commission and no fees received every day

Veals received every day

Test Your Knowledge

Can you answer seven of these ten questions? Turn to page

Four for the answers.

1. Which is the second largest city in population in Italy?

2. What is white light?

3. Who created the French order of the Legion of Honor?

4. What is a cygnet?

5. In Greek chronology, what was the olympiad?

6. Do male mosquitoes bite?

7. In which country is the province of Ontario?

8. Which two signers of the Constitution became Presidents?

9. What is the meaning of the union labor term "fink"?

10. What sport is the name of Willis S. Kilmer associated with?

100 to 120 lbs.

120 to 140 lbs.

140 to 160 lbs.

160 to 180 lbs.

180 to 200 lbs.

200 to 250 lbs.

250 to 275 lbs.

275 to 300 lbs.

300 to 350 lbs.

350 lbs., and up

Roughs

Stags

Spring lambs

Spring buck lambs

Yearlings

EAST BUFFALO LIVESTOCK

East Buffalo, N. Y., Sept.

(UPI)—Livestock:

Hogs, none; desirable,

choice, \$0.65—\$1.20.

Vealers, \$11.50—\$12.00.

Sheep, none; lambs, 25c

for the week; top, \$9.50.

LOCAL GRAIN MARKET

Corrected September

Prices to be paid tomorrow

No. 1 Wheat, 60 lbs. or better

No. 2 Wheat, etc.

New No. 2 Gats.

No. 2 Yellow Corn

No. 2 Soy Beans

Rye

CENTRAL SOY CO.

No. 2 Soy Beans

73

CHANGE OF ADDRESS

Subscribers are re

ferred to give old and

address when order

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address to another.

For example: If

change your add

from Decatur, R. R. 2, in

Decatur, R. R. 2, in

us to change the p

from route one to

two.

SMALL NEED TO FEAR GREATLY HORSE DISEASE

Sleeping Sickness Is Pre-
vented By Insect
Protection

Urbana, Ill., Sept. 9 — Despite the appearance of so-called sleeping sickness of horses in various parts of the country, there is no need for farmers to become unduly alarmed or to feel that all horses will become affected. Losses can easily be held down, according to staff members of the division of animal pathology and hygiene, College of Agriculture, University of Illinois.

Or an average, fully eight out of every 10 affected horses will recover if the disease is recognized early and veterinary treatment is started promptly, it