Contents

Landownership—Its Philosophical and Political Aspects	1
Landownership among primitive peoples. Land tenure among	
· ·	
•	
The European Background	11
The feudal system. The introduction of feudalism in England. The progress of feudal land tenure in England.	
Land Systems of the Colonial Era	18
The classes of chartered companies. The merchant adventurers. The development of the joint stock company. The Plymouth and Virginia Companies. The early New England and New York land systems. Absentee ownership in New England. The town proprietors of New England. The New England plantation allotments. The New Hampshire grants. The Dutch land system in New York. The Rensselaerwick manor.	
Virginia and the Proprietary Colonies	33
	Landownership among primitive peoples. Land tenure among the American aborigines. Primitive Mexican land tenure. Summary. The European Background

5.	The Colonial Land Speculations	46
	The early Maine speculation. The early southern land companies. The Indian Line. The Transylvania Company. George Washington's interest in western lands. Franklin's "Vandalia Company." Population pressure as a factor in westward move-	
	ment. Summary.	
6.	Land and the American Revolution	59
	The abolishment of the law and custom of primogeniture. Jefferson's influence on land-tenure reform. The Continental Congress and land—the Northwest Ordinance. Land in the Constitutional Convention. Landownership proposed as a voting qualification. Land taxation in the Constitutional Convention.	
7 .	Post-Revolutionary State-Land Disposal	69
	The disposal of New York state lands. The Phelps and Gorham Purchase. The Wadsworths, lords of the Genesee. The Ogden and Macomb Purchases. Speculation in Pennsylvania and Virginia land warrants. The Georgia "Yazoo" lands. Massachusetts and the Maine lands. Summary.	
8.	The Early History of the Public Domain The Northwest Ordinance. Sale of land to the Ohio Company. The Symmes Purchase. The Connecticut Company. Summary.	82
9.	The Early Public Land Administration—Town-Jobbing and Land Engrossment	94
	Town-jobbing on public land sites. Early public land engrossment. The prairie regions opened up. Early British speculations in western lands. Summary.	
0.	The Louisiana Territory	106
	The antedating of Spanish grants. The squatter claims. Some prominent Spanish land claims. Summary.	

11.	The Public Domain under the Pre-emption Acts	124
	The impact of the "Specie Circular." The passage of the Pre- emption Acts. The Swamp Land Acts. Landlordism and land engrossment in the pre-emption period. Land companies in land engrossment. Summary.	
12.	The Public Domain Since the Homestead Act	136
13.	Texas Land Disposal	148
14.	The Early Railroad Land Grants	156
15.	The Transcontinental Land Grants	165
16.	Political Repercussions of Public Land Policy	175
17.	Landownership and Land Disposal in Local Politics Land reforms in New York State and New England. Land politics in the former proprietary states. Summary.	185
18.	Forest and Mineral Lands Developments	199

19.	Farm Tenancy and Its Problems	217
	Farm tenancy before the Civil War. Farm tenancy after the Civil War. The evils of farm tenancy. The Bankhead-Jones Farm Tenant Act. European policy on farm tenancy. Tenancy and leased-land statistics.	
20.	The Rise of Urban Real Estate Values	230
	Post-Revolutionary boom towns. Washington, the Federal City. Rise of real estate values in the City of New York. The story of Chicago real estate. San Francisco and Los Angeles real estate. Corporation urban engrossment. Summary.	
21.	The Land and Taxes	248
	The European precedents. Early colonial land taxation. Land taxation in the early federal period. Land taxation merges into the general property tax. Taxation of improvements. The incidence of land taxation. Proposals for taxation as remedies for the land question.	
22.	The Progress of Land Reform in the United States	262
	The pioneers in land reform. Early American land reformers. The land question and early American economists. Labor and the land question. The coming of Henry George. The influence of George on land reform and taxation.	
23.	Landownership: What of the Future?	277
	Bungling administration of the public domain. Land reform and international problems. Should we have land reform? The dangers confronting us. What are the remedies? Absorption of the economic rent of land and untaxing improvements. The progressive tax on land. Limitations to landownership. Social control of land use. Land nationalization not necessary.	