

CONTENTS

CHAPTER		PAGE
I.	THE NEW AMERICA	I
	New Uses of Credit—Democracy—Free Men—Democracy in Europe.	
II.	TO-MORROW	8
	A Dream of Homes—America's War Com- munities—The Farm Village.	
III.	THE RETURNING SOLDIER	14
	Invalided Soldiers—Canadian Experiences.	
IV.	THE NEED OF FOOD	20
V.	THE FARM COLONY	23
	Socializing Farming—The Size of the Colony.	
VI.	THE GOVERNMENT AS PROMOTER	28
	Social Motives—A Field for State Activity— The Farm-Colony in the Past.	
VII.	SITES	33
	An Unpeopled Continent—Varieties of Col- onies—Developing the Estate.	
VIII.	PLANNING THE COMMUNITY	42
	Laying out the Land—Specialization— Planning the Colonies of Australia.	

CHAPTER		PAGE
IX.	FARMING AS A FINE ART New Zealand—Danish Experience.	48
X.	WORKING TOGETHER Economics—Dairies and Slaughter-Houses— The Experience of Other Countries.	54
XI.	LIFE AND LEISURE Economic Freedom—The Colonists' Budget —Artisans and Artists—The Fine Arts— The Club-House of Democracy.	64
XII.	IS THE COLONY PRACTICABLE? Financial Consideration—Opening the Col- ony to Settlement—The Individual Balance- Sheet—Financing.	74
XIII.	WAYS AND MEANS Credit After the War.	84
XIV.	THE COMMUNITY AS LANDLORD	88
XV.	THE FARM COMMUNITY IN THE PAST	95
XVI.	AMERICA'S FIRST COLONY The Farm-Laborer—Objects of the Colony— Review of Board's Operations—Preliminary Investigations to Insure Success of the Enter- prise—Method of Payment—General Con- ditions Required by the Land Settlement Act—Things the Board Desires to See Achieved—Allotment of Land to Settlers, June 15, 1918—Aid to Settlers in Erection of Houses and Arrangement of Farms— Group Settlement—Reservation for School and a Community Centre.	100

CONTENTS

xi

CHAPTER		PAGE
XVII.	AN EXPERIMENT STATION IN FARMING	117
	From Bankruptcy to Prosperity—Increasing Wealth Production—Land Distribution.	
XVIII.	THE FARM COLONY IN AUSTRALIA .	125
XIX.	LAND SETTLEMENTS IN OTHER COUNTRIES	131
	Ireland—Germany—Russia.	
XX.	WHAT OTHER COUNTRIES ARE PLANNING FOR THE SOLDIER . . .	141
	Expert Guidance—Settlement in Colonies—Size of Colony—Type of Cultivation—Ownership or Tenancy—Selection and Training of the Tenants—Equipment and Adaptation—Settlers' Wives—Social Amenities—Provision for Expert Guidance—Co-operation and the Disposal of Products—Provision for Working Capital—Rents and Finance—Settlement by County Councils—Disabled Men—Propaganda for Land Settlement.	
XXI.	THE REDEMPTION OF FARMING . .	156
	Conditions of Successful Agriculture—Suspend the Homestead and Reclamation Laws—Public Control of Transportation and Marketing—Usury—Land Monopoly—Speculation and Inflated Land Values—Farm Tenancy—The Cost of Our Land Policy—The Basic Reform of Democracy—America and the New Agriculture.	
	APPENDIX	179