

## Skimming The Milk of Other Men's Cows

**A**BOUT the middle of November there passed away a man who was nearly an octogenarian who was known as the Dean of New York Realtors. The usual conservative and stern *Record and Guide*, the organ of the New York Real Estate Interests, becomes lachrymose over his demise, and prints an editorial entitled "His Vision Brought Merited Rewards."

We would be the last to question the importance of the role which the realtor plays in city development, but we cannot quite see what public service a man renders by being able to see that a given site will sell for a marked advance if it can be held either idle or only partially used until somebody comes along who is willing to pay a profit for it. There is no evidence at all that the deceased gentleman ever put up a building, though he may have done so. He simply bought about one hundred Broadway corners for himself or clients, which were all sold at a profit.

The following table gives some indication of the growth of values, within the period of a century, and would seem to prove that it did not need extraordinary foresight to reap rich rewards in such a rising market.

### HOW THE PRICE OF LAND HAS GONE UP WITHIN THE LAST CENTURY

The book "Fifth Avenue Old and New," published for the Centennial, gives the following comparative table of real estate values:

District	Date	Value	1924 Value
Arch to 13th street.....	1826	\$ 14,600	\$ 8,128,000
13th to 23d street .....	1836	405,000	29,541,500
23d to 34th street .....	1838	246,500	61,947,000
34th to 40th street ....	1838	138,800	71,802,000
40th to 86th street ....	1841	397,000	259,287,000
86th to 110th street ..	1841	173,000	22,287,000

The man who uses his brains and energy for the improvement of his community by launching new enterprises and constructing new buildings is truly entitled to the respect and regard of his fellow citizens, but the man who spends his life in skimming off the top of the milk which he takes no hand in producing, does not deserve the eulogy pronounced upon him by a paper like the *Record and Guide*.

**L**OS ANGELES police have started a crusade to drive all the mediums, clairvoyants and other "psychics" out of town. What's the use? They'll still have the real estate dealers.—J. W. ROPER in *Cleveland Press*.

## Free Trade, Free Land, Free Men

**L**ATE in January there met in Washington a National Conference to consider the Cause and Cure of War. May men and women of prominence, leaders of thought in many fields, were present. Speeches were made and theories outlined to prevent the recurrence of war. In these proceedings there was little of interest to those who would drive beneath the surface of things for the primary cause of war. All the speakers dealt with the contributory causes as if these were the real ones.

Not all. There was one exception. That exception was Prof. Warren Thompson, of Miami University, Oxford, Ohio. He began his address by asserting that the "differential pressure of population" was the chief cause of war and that the cure was birth control.

We refrain from comment on this theory, very widely held and very popular, but not nearly as conclusive as some imagine. There are too many facts against it. But Prof. Thompson did not stop here. As the newspapers report his address, he added that the following economic measures could be put into effect by the advanced nations to equalize the pressure of population and render armed conflict less likely:

1. The abolition of all barriers which now prevent free access of all peoples to the world's resources.
2. The abolition of all customs barriers.
3. The abolition of all barriers to migration.

While declaring that birth-control was the cure for war, Prof. Thompson said that this was a "relative matter," pressure of population becoming a menace to peace "when a people feels that it is being kept within narrower limits because other peoples are unjustly monopolizing too large a portion of the earth's resources."

Prof. Thompson seems to argue for a condition Single Taxers used to summarize in "Free Trade, Free Land, Free Men." But we are not quite clear on this point. Access of "peoples" to the natural resources of the earth may not mean access for all "persons" on equal terms, inside as well as outside the national boundaries. Yet undoubtedly the denial of this right of access is the potent cause of civil strife as of international warfare. That the Professor should immediately have followed his first recommendation with his second, "the abolition of all customs barriers," would seem to indicate that he had in mind a state of society in which equal access to natural resources by "persons" as well as nations was implied, since the second might be said to render the first unnecessary if the more limited implication is construed.

We are a little curious and would have been glad of further amplification. But at all events, Prof. Thompson is very "warm", as the children say in their games, even if