

WEST IS LAND MAD; IT'S TIME FOR EAST TO PUT ON THE BRAKES.

**Tendency is to Use the Money Received for the Crops
to Buy More Land and Not to Pay for the Goods
Purchased in the East.**

(By Editor J. C. Walsh of The Montreal Herald.)

West to Regina, 377 miles; thence north to Prince Albert, 250 miles; a short run to Battleford and then back east to Winnipeg, 573 miles; what the Americans call "swinging around the circle," whose perimeter is 1200 miles, enables one to get a fairly good view at close quarters of what means by the growth of the west. The trip takes one past old towns and new towns, through fat lands and poor lands. It enables him to realize, rather better than by merely consulting the map, the crop reports and the immigration returns, what is going on and what there is yet to do. He sees the reality and the unreality side by side with it. He is impressed by the play of forces which makes the "boom" town, and can sense the elements of danger that attend these developments. He is apt to feel very far from the east, here in this west that thinks only of its own tomorrow, and yet he discerns everywhere evidence of how powerful a factor the east is in this development, and realizes, however dimly, that the east and the life of the east is necessarily and directly affected by all that goes on here. Coming from Montreal, with its industries and its commerce, one feels that there is a lot the east would be better for knowing about; the more since the east seems to be the only place that people here bother their heads about.

EARMARKS OF THE "BOOM."

Here in Winnipeg, for example, one naturally inquires as to how the people are housed. From the roof of the Merchants' Bank building—a man who has been in Winnipeg long enough not to be losing his head now, pointed out where they live, the rich and the poor. There, over by the Assiniboia, are the rich. The best house cost probably \$25,000; there are a good many at about \$20,000 and \$15,000. There, far enough removed from the Belgravia, are the C. P. R. workmen's houses. In between, a city by themselves, the homes of the superior middle class, the men with incomes of \$2,000 and a little better. Their rental crowd \$75 a month, uncomfortably, closely, or just about twice what they ought to be. Winnipeg is acting confidently on the assumption that this condition is permanent, when, of course, it is absurdly abnormal. The place has not more than 80,000 people. The best houses are built to about that scale, but those who live in the third best are paying for the privilege on a scale adapted to a city of over 500,000. In Main Street, where there is plenty of room yet awhile before all the sites are taken up, they ask \$2,000 a running foot. Say \$20 a square foot and they get pretty nearly that in some cases. More, it will be remarked, than the fancy figures mentioned in recent \$75 a month street deals. Even in Fort William they are now asking \$5 a square foot on the main street, or just about what has lately been asked on the best part of Craig Street. Ask a Winnipegger to explain this apparently irrational state of affairs, and you will find that he is not living in the city of 80,000 people at all. He is living in the city of 200,000 his fancy pictures as being on the spot five years hence, and he is willing to scale his expenditure up to the 500,000 population standard for the sake of studying in the game. Very rare, now, is the man that thinks back to what times were a few years ago. When you do run across one his sole thought is of the Main Street lot he might have bought at \$2.50 a frontage foot six years ago, which sold within four years for \$12.00 a foot. It is now worth \$15.00. And it is pretty much the same in the lesser towns. They talk calmly, out on the illimitable prairie, of \$25 a frontage foot for corner lots. There is a \$20,000 bank property on one of them in a town of 2,000 or fewer people. In another place, where on June 1st there wasn't a piece of wood visible except a few railroad ties, 25 feet lots are now selling for \$500 and \$600. You get out at a station here and there, and you run into the agent of a land company. He is asking \$15 an acre for the land thereabouts. And how, you ask him, does that compare with other years. Oh, well, great, but unavailing, efforts were made to dispose of this particular section at \$4 an acre a few years ago, and even \$3 might have taken it, if anybody would have taken it.

SIR GILBERT ON THE WEST.

Fifteen Years' Absence Has Worked Great Changes.

Toronto, Sept. 14.—Fresh from his visit to the west, Sir Gilbert Parker was interviewed at the Queen's Hotel yesterday. Sir Gilbert waxed enthusiastic over the striking development in the country since his last visit some fifteen years ago. "What surprised me most," he said, "was the amazing growth of small towns, which from their very thrift and soli-

THE INTEREST OF THE EAST.

And, after all, whose business is it but theirs? Well, it is other people's business. It is the business, for example, of the retail merchant, who learns, when he tries to collect his accounts, that the money out of which he ought to have been paid has gone for the second payment on a lot bought at those boom prices and held for speculation. It is the business of the manufacturer in the east, and the wholesaler in the east, whose money is really being spent to give these lands their fictitious values. It is the business of the banks, and of the bank's depositors, in the east, who are carrying the manufacturer and the wholesaler, and the retailer, and the consumer, while the land speculator is disposing of land for four times what it is worth, and the householder is collecting \$75 for a \$30 house. It is the business of the eastern stove-maker, who yesterday told the tariff commission that he carried \$70,000 worth of stock, and \$200,000 worth of unpaid accounts in this district, accounts which ought to be paid, and which would be if the west was not land mad. I remember how, just before this time last year, Montreal manufacturers were praying for a good crop in the west, because they knew that without it their bills would be coming back for renewal, the western stores being overstocked as it was, and the farmers well provided with apparel and housewares.

The crop, with the prices for it, was fairly good; but, prudence being at a discount in the west, the west has simply overbought worse than ever, and the appetite of the land boom has grown by what it has fed upon.

A GOOD TIME FOR THE BRAKES.

The obvious expedient in view of these circumstances, is for the east to apply the air brakes, and to do it now. Otherwise this hundred million bushel wheat crop will generate such a head of steam that the land boom will get past all overtaking. The hundred million are there; the question just is whether they shall be used to pay what is due to staple businesses operating on a narrow margin of profit, or whether they shall be used to put these businesses under a still heavier handicap, to the advantage of speculators in land. The east can dictate the answer. It has only to demand payment of its bills. Commercial Winnipeg, which is Winnipeg's backbone, has, of course, interests identical with those of the east, and should apply the same method. If this hundred million bushel crop is not used to bring business conditions back to the normal, back to the basis of paying for commodities sold, then nothing but a succession of crop failures can do it. And that is not the pleasant path. The commercial, industrial and financial interests of the country have every reason to take a big fight against the land speculator for possession of the price of the bumper crop. Eastern interests would do well to remember always that out here the current is running strongly the other way, that public opinion is all with the "boomster," and that, therefore, to get their due they may have to encounter some temporary unpleasantness. But it will be worth while. ...

DEPOSITS IN THE LAND BANK.

The west is prosperous, undoubtedly, but how local that prosperity is, in a way, may be inferred from what one hears of the business done in the newer parts by the branch banks one sees at every little station. One gathers that they make some profit on loans to farmers, and perhaps a little out of collections for eastern houses. The loans, it appears, are almost invariably repaid out of the crop proceeds, and as eight per cent is the common rate charged, the business, when there is enough of it, pays very well. But no where did I hear that the money that comes in from the crop goes into the bank as a savings cessant. The head offices all hope that it will come to that, of course. But just at present the farmer who has money ahead is using it to buy more land. That is their present purpose, and as the obligations they are now contracting will doubtless in many instances remain with them over years when the crop is not so good as this one, it does strike an Easterner that there might be a worse time than the present for sending out a general intimation that current expenses ought to be met out of current income.

where three years ago eighty-five thousand was its limit. In fact, he ventured to say that the whole arid tract of southern Alberta and Assiniboia, which Prof. Mavor's report condemned, was destined to become a big arable area for fall wheat.

Irrigation in the Canadian west Sir Gilbert thinks a far easier problem than in South Africa or in other parts of America, inasmuch as it is rich with rivers, rivulets and mountains. Prof. Mavor's report, he believed, was calculated to prejudice commercial relations, while not discouraging immigration.

When questioned as to the possibility of settling the unemployed of Great Britain in the Canadian west, Sir Gilbert was emphatic. It would need the most careful shepherding, he said, for the cases of Ontario and the Northwest were not identical. Ontario was settled by the sons of tradesmen and artisans, all possessing thrift and enterprise, while the unemployed in London and Birmingham as a class had none of this stability.

"I don't anticipate the least trouble," said Sir Gilbert in discussing the American invasion. "To begin with, about fifty per cent. of Americans are either foreign-born or sons of foreigners. A settler who has made his home in a new country will not easily be party to any scheme of secession. Besides, sixty per cent. of the American settlers in the west are already naturalized."

But on the subject of the school question Sir Gilbert Parker was mum, contenting himself with admitting there was indeed feeling over the autonomy bill in the west.

Sir Gilbert Parker was the guest of the Press Club at dinner yesterday evening. There was a good attendance, and in a humorous speech Sir Gilbert claimed the suffrages of his hosts as fellow-journalists.

THE SCOURGE OF CONSUMPTION.

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Mrs. E. J. Richardson, Manotick, Ont., tells as follows of her enormous gain in health from Ferrozone: "For two years I was not well. I was thin and anemic. Towards spring I fell into a condition of nervous exhaustion. A dead tiredness hung over me like a load of lead. Housework of any kind I simply couldn't do. A bad cough developed that worried me greatly for I thought it might be tubercular. When I first read of Ferrozone I was convinced it was good. I took it regularly for eight weeks and the change in my condition was wonderful. My cheeks filled out and became clear and rosy. I gained eight pounds and now am strong and vigorous as possible." Ferrozone feeds, nourishes and tones up the body—it sends the thrill and vim of robust health from head to foot—makes you feel better at once. Won't you use Ferrozone? Price 50c. per box, or six boxes for \$2.50, at all dealers, or N. C. Polson & Co., Hartford, Conn., U.S.A., and Kingston, Ont.

NARROW ESCAPE.

Two Steamships Collided off Cape Breton Coast—Another Ocean Horror Averted.

North Sydney, N. S., Sept. 13.—The Steamer Christian Knudsen, which left port last evening coal laden for Montreal, collided about two o'clock this morning with the Norwegian tramp steamer Thrift, between Cape North and the Magdalen Islands. Both steamers have returned to port in a badly damaged condition. Both have their bows stove in, and the Christian Knudsen's forward hold full of water.

Had not the very best of weather conditions prevailed when the collision occurred it would have resulted in one of the worst disasters in the history of the coal trade. The Christian Knudsen, Capt. Neilson, had left port with a full cargo of coal for Montreal, while the Thrift was in ballast. The night was perfectly clear, and how the collision occurred is a mystery. Both captains refuse to make any statement on the matter.

The bows of the two steamers were all stove in, and the forward hold of the Knudsen was filled with water, some thousand tons of coal being washed out. Had it not been that one of her bulkheads resisted the terrific strain of the water, the colossal coal carrier would have been sent to the bottom.

As it was the danger of her sinking appeared so great that Captain Neilson and his wife, who was accompanying him on the trip, and his crew, placed in the boats and towed them out just astern of the steamer, only he himself and the engineers remaining on board the Knudsen.

A survey was held on both steamers here and both were ordered to be docked for further investigation. Thus even the certainty of the Knudsen sinking seemed so great that she has been taken to South Bay, so that she may, if necessary, be beached on the sandy bottom there. The bulkheads on the Thrift are being strengthened.

The last census shows over 25,000 Japanese in the United States, while twelve years ago there were but 2,000.

COMING TO FREDERICTON.

Fredericton citizens will learn with interest of the coming visit of Mr. Bernhard Lindman, the celebrated Truss expert of Montreal. This eminent specialist will be at The Barker House, Fredericton, on Sept. 18th and 19th, where he will treat all cases of Rupture—no charge for examination or advice. Read the following letter, which is only one of many hundreds:

Montreal, November 2nd, 1901.
Mr. B. Lindman,
Dear Sir:—In reply to your inquiry how I am getting on with your Truss, I am most happy to inform you that after wearing it steady over two years I found that I could do my work without any support and left the Truss off months ago. There is no sign of any rupture since. Yours thankfully,
H. WILFRID TAYLOR.

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