GRASS ROOTS

BY

OTOE COUNTY EXTENSION AGENTS

MARVIN HOFFMAN
DUANE DALLUGE

"A rumor is about as hard to unspread as butter."

How To Arrive At A Good Farm Lease

From time to time we have questions on leasing arrangements and rental rates. These questions are difficult to answer specifically. Each individual situation needs to be considered on its own merits. Then by the use of some guidelines and some pencil pushing it may be possible to come up with some answers that will apply fairly well to the particular situation.

There are always three basic ingredients that go into a lease-the landlord, the tenant, and the farm. These alone will effect the kind of lease that might finally be drawn up.

The first test for a farm lease is that the division of annual income should be proportional to the value of annual inputs of the tenant and landlord. It should also provide an incentive for maximum returns from the farm over a period of years.

A good place to start in preparing the lease is to list all the contributions of each the landlord and the tenant, total these contributions, and determine the percentage that each contributes to the entire annual business. The returns then should be shared in the same proportion. The advantage of the share-lease is that the landlord and tenant are sharing the risks and opportunities in proportion to their risks in the business.

A few farms are leased on a cash basis. The tenant pays annual cash rent for the farm and he receives the total production in return. The main weakness in this method, from the standpoint of the tenant, is that he accepts the entire risk for the success of the crop. Generally an adjustment should be made in the rent paid to compensate the tenant for bearing this risk The landlord for-goes the opportunity of receiving added returns in good crop years.

Cash-rent contracts are more difficult to determine than the share-rent contract. The amount of cash to pay has to be based on the estimated value of production, according to the proportional contributions of the landlord and tenant. With the share-rent contract each party receives his proportional share of the actual production.

We are quite often asked what the going cash rental rate might be for pasture. Or the question might concern the proper division of the grain crop.

I want to emphasize again that we are not in a position to give all inclusive answers on these questions. We have to have information about the farm in question. Using the "going rate" will not always result in an equitable leasing arrangement.

The most satisfactory farm rental arrangements can result from basing them on all available information. Good farm records for past years can provide information on such things as: the investment in land and equipment; fixed costs such as taxes, depreciation, interest, repairs etc; variable costs as fuel, seed, fertiliser, pesticides; and the value of crops raised. These will give a good starting part for making computations for formulating the lease.

To avoid problems due to misunderstanding and just plain forgetting, have a written lease. There are some new lease forms available at the Extension Office that lend themselves well to the various types of leasing arrangements You may have copies for the asking —M.W.H.

What Is The Address?

Recently we had an inquiry about cash rental rates on a card postmarked at Nebraska City with no return address The lady's name does not appear in the telephone directory or in the farm directory We would like to answer the inquiry, but we do not know where to send it. —M W H.

You Don't Outgrow Your Need For Milk

The importance of milk in the diet of adults, as well as children, was brought out in the Home Extension Lesson given September 10 and 11.

Miss Kathryn Cooley, Foods and Nutrition Extension Specialist from the University of Nebraska, presented "New Look in Milk," to lesson leaders representing Home Extension Clubs over the county These leaders in turn will give the same lesson to their respective clubs.

Eastern Nebraska Public Power District conference room was used for the September 10 lesson in Syracuse. The September 11 lesson was given at the Memorial Building in Nebraska City —MWH

4-H NEWS

Future Homemakers

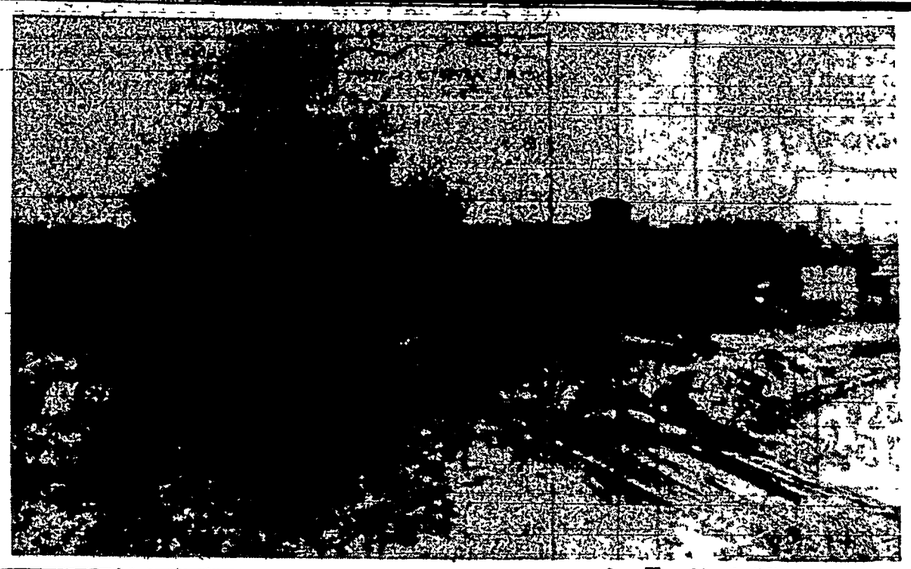
The seventh meeting of the Future Homemakers 4-H Club was called to order by president, Elaine Grundman, August 4, at 7:30 p.m. Roll call was answered by Household Hints.

Forms and record books were filled out. It was decided to wait until spring to re-organize. Projects for the coming year were discussed.

Diane Schacht made a motion that the meeting be adjourned Patti Petersen seconded the motion

Refreshments were served. Newsreporter, Jo Ann Biere.

IT IS GOOD BUSINESS
TO READ THE
WANT ADS



The big building is the old Argo Starch Works, which once occupied the site on the river recently bought by the state for a sewage disposal plant. The picture of this early-day industry is owned by Frank Bartling.

The buck ends here . . . .

By Ivan D.E.B.

On the blood line—

There's a new way of handling blood by the Red Cross.

They put it in plastic bags.

Yup. The blood is pumped into the small tubing and into a plastic bag replacing the glass containers.

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There's another new feature to giving blood.

You can earmark a pint for whomever you wish, mine goes to a relative.

-:- -:- -:-

Carl Wademan, who is among the faithful Nebraska Citians who donate each time the Bloodmobile is here, is also one of the special emergency call donors.

There is a story Carl tells about a blood donor called for an emergency transfusion. He had a few beers in 'im at the time and told hospital authorities. The blood was taken anyway

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Under the fine leadership of Judge George H. Stanley, Otoe countians contributed an average 26 cents per person to the March of Dimes last year.

Twenty-six cents isn't too much to give, but when you look at the state average of 17 cents per person, Otoe countians should be proud. Governor Morrison's home county, Red Willow, gave an average five cents per person.

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The TV man said, "Cheyenne will return after station identification." What he meant was the program was going to be back on the air after three commercials and then station identification.

I'm real pleased that the fall programs are starting. There were a number of shows I missed last winter, but good ole' faithful TV had the usual re-runs and I'm pretty well caught up.

The only regret I have is that there won't be any more of those early evening weekday movies

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Our ol' leapin' lena TV has plugged along nigh on 10 years now and there were times I was ready to haul it to the city dump

We have one of the most unusual TV sets in town.

There was a time when the whatcamacallit was fouled in the jasonvalve near the gisamabob and in order to get the set to working I had to haul off and boot it a time or two That was when we expected a color to appear any time

-:- -:- -:-

I read the other day where you can buy a color TV kit for $349 and put the jigger together yourself.

But then I saw where for $150 more you can buy one factory assembled.

Oh, well I was nice dreaming Back to the ole' one, two and kick!

Marvin Hoffman to Minnesota meeting

Marvin Hoffman, Otoe county Extension agent at Syracuse, said Wednesday he will attend the annual meeting of the National Association of County Agricultural Agents in Minneapolis, Minn September 22-27

Mr Hoffman will accompany 37 other Nebraska agents to the convention which will be attended by 1,600 to 2,000 persons.

News-Press Want Ads Get Results

Protection asked for plant workers

LEAVENWORTH, Kan (UPI)—Renewed violence at the strike-bound Gould Battery Co. plant prompted company officials Tuesday to seek state protection for employes and truckers.

J C Nelson, plant manager, said telegrams were sent to Gov John Anderson and Atty Gen William Ferguson requesting the protection

Nelson said that a truck driver, George Talbot, was beaten twice Tuesday while entering and leaving the plant. Other persons have been attacked since the strike began May 15

The strike involves a contract dispute between the members of Local 1056 of the International Brotherhood of Electrical Workers, and the company

Asks Sunday sale

PLATTSMOUTH — Marion Endelicato, owner of Winterset Inn west of here on the highway, has asked the city council for permission to sell beer on Sunday He told the council he needs the permit to compete with restaurants serving patrons in the area, and that his ability to remain in competition would have an effect on his proposal to build a half-million dollar motel in conjunction with the Inn

The pepperidge tree also is known as sour gum, tupelo and black gum

Pay hikes voted education men

LINCOLN (UPI) — The State Board of Education Tuesday approved a $1,500 per year annual salary increase for State Education Commissioner Floyd Miller and gave $1,000 hikes to four of his top assistants.

Miller will receive $14,000

The assistants and the salaries they will get are Deputy Commissioner Stanley Hawley, $11,110 Assistant Commissioner LeRoy Ortgeisen, $10,600, Assistant Commissioner Fred Novak, $10,000 and Director of Vocational Training Cecil Stanley, $10,400

The board slimmed down slightly the department's salary recommendations for other members of the professional staff The department had proposed an increase of 10 53 per cent during the biennium This was cut by 1 8 per cent

In effect, the board's pay raises meant an upward adjustment of approximately five per cent a year on the average for the professional staffers.

The raises were made retroactive to Aug. 1.

The Basenji is a fox terrier-size breed of dog

UNION

Connie Mullis

Sunday dinner guests at the home of Mr & Mrs Carl Everett and Donald and Mrs Margaret Everett and Pete were Mrs Revina Taylor and Wilson and Mr & Mrs Garrett Taylor, all of Omaha, Mrs Carl Everett, Jr., and Lynn Shallenberger of Nebraska City

Mr & Mrs Fred Garnett and family of Omaha and Mr & Mrs Ronald Boswell and family of Julian were Sunday dinner guests of the H D Everetts

Mr & Mrs Fred Baker were Sunday visitors at Blair visiting Mrs S Y Smith.

Teddie Brannon and John Dietl of Nehawka are in Oklahoma on a business trip

Miss Susie Kirkner who has been in Omaha for the past year is now at her home at Union

Ed Morris took his grandson Jim Morris, to Omaha Thursday where he left for New York He is attending Union College Seminary.

Mrs Margaret Everett and Pete Mrs Roy Mullis, Mr & Mrs Carl Everett, Mrs Margaret Watkins and Mr & Mrs Henry Stoewe attended a dinner party recently at the Legion club in Nebraska City honoring the 81st birthday of Mrs Everett Sr

Mrs H D Everett and Dean attended the wedding of Kenneth Smith and Lucille Burge Saturday at the home of Mr & Mrs Archie Smith in Nebraska City. Ronald Boswell performed the marriage ceremony

Robert Kendall, Jr, was among the guests attending the Youth Fellowship picnic supper and meeting Sunday at the Edward Howard home at Murray.

Jim Stevens of Ft. Dodge, Iowa, visited Friday at the Leo Roddy home and Mrs James Roddy at Mount Carmel Nursing home in Nebraska City

Wayne Moore of Springfield, Mo, came to Union during the week end to get his wife, who was staying with his parents, Mr & Mrs Charles Moore, and his son, Loren who had been staying with Mr & Mrs Carl Moore.

Stevie Rogers were among the guests attending Mark Meisinger's birthday party Saturday morning at the Lyle Meisinger home

Mr & Mrs David Eaton and Mr & Mrs Duane Carlson and family were Sunday dinner guests of Mr & Mrs Ernest Dickman and family of Unadilla honoring Mrs Eaton's birthday

RETURN TO THE CLASSIFIED

SEED LAWNS NOW!

Fall is Nature's seeding time, the time when grasses naturally ripen and drop their seeds. The warm days, cool nights and ample rainfall are ideal for sprouting seedlings. Take a tip from Mother Nature and plant your lawn seed now.



Seed With Maypark

New, improved MAYPARK LAWNSEED produces a lovely, thick, deep green carpet of grass FAST! It's our finest mixture of the best Blue Grasses (Merion, Park, Newport and Kentucky) and other desirable, fine-bladed perennial grasses.

3 Lbs. for $3.98; 5 Lbs. for $6.49.

FEED LAWNS NOW!

Give your lawn a boost. Feed it now with SUPER MAYTONE, the all-humus fertilizer with the balanced formula. No trouble, no odor, inexpensive and easy to use. Fifty pounds is plenty for the average front lawn and costs only $4.45.



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Just Arrived from Holland

THE FINEST SELECTION OF DUTCH BULBS IN TOWN

DARWIN TULIPS * CROCUS
DAFFODILS * HYACINTHS
SNOWDROPS * PARROT TULIPS
ANY MANY OTHERS
MAKE YOUR SELECTIONS NOW

Imported Holland Bulbs

ASK ABOUT OUR FREE LANDSCAPE SERVICE

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Phone [illegible] — [illegible] Central Ave. — Nebraska City, Nebr.

NEW! Girls' Coats

ADD-A-YEAR GROW COATS
by COUNT CRAFT

Sizes 6-14 Reg. $29.95
Subteen 8-14 ..... NOW $22.95

Regular
$35.95 ..... NOW $27.95

ADD-A-YEAR COATS by Bambury
Sizes 1–6x ..... $16.98 to $18.98



Boy's Warm PARKAS 10% Off

Boy's Sport Coats 10% Off
Sizes 2 to 16

SNOWSUITS

Size 6 Months to 6 Years



$5.98 to $10.98

BOY'S SIZES 2–7
CORDUROY PANTS
Reg. $3.98 ..... NOW $2.50
Reg. $1.98 ..... NOW $1.39

BOY'S
SHIRT & PANT SETS
Reg. $5.98 ..... NOW $3.98
Reg. $4.98 ..... NOW $3.00
Reg $2.98 ..... NOW $1.98

Maternity Dresses
Reg. $7.98 $5.98 | Reg. $4.98 $3.98 | Reg. $3.98 $2.98

BABYLAND and Tiny Tot Shop

602 Central Avenue — Mrs. Marie Bataillon, Owner

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BEXEL VITAMIN SALE!

● Be prepared for school days and winter weather with the best vitamin insurance for the whole family! You'll find every popular Bexel Vitamin on Sale — big economy sizes at half price! Notice you get two bottles of Vitamin C or B-1 for the price of one! All other famous McKesson Vitamins ½ off! You'll find vitamins for children, teenagers, adults, older folks, single vitamins for special needs!

BEXEL ½ PRICE



BEXEL SPECIAL FORMULA IMPROVED
180 Capsules (6 mos. supply)
REG. $9.59 NOW $4.80
SAVE $4.79

BEXEL CANDY-LIKE CHEWABLE TABLETS FOR CHILDREN
250 Tablets (8½ mos supply)
REG. $7.49 NOW $3.75
SAVE $3.74





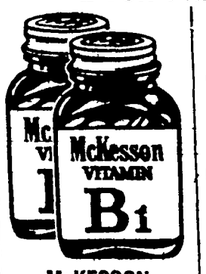
BEXEL MPM
(MAINTENANCE PLUS MINERALS)
225 Capsules (7½ mos supply)
REG. $6.98 NOW $3.49
SAVE $3.49



BEXEL VHP
(VERY HIGH POTENCY)
180 Capsules (6 mos supply)
REG. $12.98 NOW $6.49
SAVE $6.49

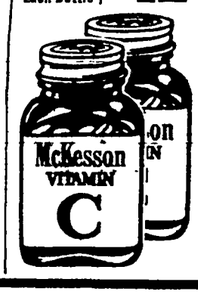
Bexel MP (Maintenance Plus) 225 s, Reg $5.89 . . . Now $2.95 . . Save $2.94
Bexel Vitamin Caps, Children 250 s, Reg. $5.79 . . . Now $2.90 . . Save $2.89
Bexel Vitamin B Complex 250 s, Reg $4.23 . . . Now $2.12 . . Save $2.11
Bexel HP (High Potency) 180 s, Reg $9.59. . . . . Now $4.80 . . Save $4.79
Bexel Orange Flavored Vitamin Liquid for Children 12 oz, Reg $2.98.... Now $1.49 . . Save $1.49

2 FOR PRICE OF 1



McKESSON VITAMIN B-1
(THIAMINE HYDRO.) TABLETS
100 mg — 100 s
REG. $4.25 Each Bottle | NOW 2 Bottles For $4.25
ALSO
25 mg. — 100's
REG. $1.50 Each Bottle | NOW 2 Bottles For $1.50
50 mg. — 100's
REG. $2.50 Each Bottle | NOW 2 Bottles For $2.50

McKESSON VITAMIN C
(ASCORBIC ACID) TABLETS
100 mg — 100 s
REG. $1.29 Each Bottle | NOW 2 Bottles For $1.29
ALSO
250 mg — 100's
REG. $2.49 Each Bottle | NOW 2 Bottles For $2.49
500 mg — 50 s
REG. $2.49 Each Bottle | NOW 2 Bottles For $2.49



OTHER McKESSON VITAMINS ⅓ OFF

Vitamins A — B₂ — B₁₂
Cod Liver Oil, N. F and Mint Flavored
Niacin — Wheat Germ Oil — Yeast Tablets (Brewer's)
McKesson Phos-Cal Capsules — with or without Iron
(Dicalcium Phosphate with Vitamin D)

BEXEL LARGE SIZE SPECIALS



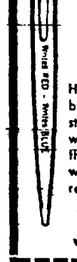
BEXEL SPECIAL FORMULA IMPROVED
100 Capsules (100 days supply)
REG. $5.95 NOW $3.98
SAVE $1.97

BEXEL MULTIPLE VITAMIN LIQUID FOR CHILDREN
6 oz size
REG. $1.79 NOW $1.20
SAVE 59¢



Bexel VHP (Very High Potency) 100 s, Reg. $7.89 . . . Now $5.25 . Save $2.64
Bexel MPM (Maint Plus Minerals) 100 s, Reg $3.49 . . . Now $2.35 . Save $1.14
Bexel MP (Maintenance Plus) 100 s Reg $2.89, . . . Now $1.95 . . Save 94¢
Bexel HP (High Potency) 100 s Reg $5.95 . . . Now $3.98 . Save $1.97
Bexel Vitamin Caps, Children 100 s, Reg $2.79 . . . Now $1.85 . . . Save 94¢
Bexel Candy like Chewable Tablets for Children 60 s, Reg $1.98 . . . Now $1.32 . . . Save 66¢
Bexel Vitamin B Complex 100 s, Reg $1.98 . . . Now $1.32 . . . Save 66¢

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Hurry take coupon below to your drug store Say the magic word "Bexel" and this handsome, two-way pen that writes red and blue is

YOURS FREE while supply lasts!

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Auburn, Nebraska — Glen's Drug
Nebraska City, Nebraska — Jessup Rexall Drugs
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Syracuse, Nebraska — Hill Pharmacy
Tecumseh, Nebraska — Chief Drug