

8 B Farm Acreage in Jackson County Rises in Value

Despite the fact that farming is not much more satisfying, from an income standpoint, than it was in 1954, the value of farm acreage in Jackson county has zoomed amazingly.

The government reports that local farmlands have risen 17 per cent in value since then, partly the result of a change in the number of farms.

They now command higher prices, acre for acre, than farm properties in most other parts of the United States.

Revealed in Census

The figures are revealed in the latest nationwide Census of Agriculture, released by the Department of Commerce.

It sets the value locally at \$227 per acre for land and buildings. This compares with \$194 per acre five years earlier, when the previous agricultural census was taken.

Elsewhere in the United States, farm property is bringing \$114 an acre for land and buildings. In the State of Oregon, the price is \$93.

One of the reasons given by the Department of Agriculture for the rising cost of farmland is the small amount of it being offered for sale. It points out that the number of farms on the market has been at a low level in recent years and that no change is apparent now.

Questions Arise

The questions arise: Why are farmers so reluctant to sell, under the circumstances? Are they keeping their land in the hopes of better times ahead?

Or does another theory, put forth by a Department of Agriculture economist, hold the answer? He suggests that some farmers, who would like to sell, are holding back because of the capital gains tax they would have to pay, due to the increased value of their property.

Such a tax could be considerable, he points out, noting that within the lifetime of many present-day owners, values have more than tripled.

In a period of only five years, the current survey shows the value of the average farm in Jackson county, counting land and buildings, has gone from \$25,862 to \$35,353. Part of this rise, however, was due to the increase in acreage per farm, resulting from consolidations, and must be discounted.

Opening Planned For Center Stores

Johnston stores will move into its two new store buildings in the Medford Shopping Center Aug. 1, according to Bob Johnston, of Johnston Stores.

Construction started on the new buildings east from the Biddle rd. entrance recently. They will cover more than 8,500 square feet in the center of the shopping center.

One of the buildings will contain the Whirlpool Poly Clean Coin Operated Laundry and Dry Cleaning center.

"This center will be the largest and most modern in Oregon," Johnston said. "It provides attractive furnishings and a restful atmosphere for those waiting for their cleaning to be processed."

The new appliance, television and marine store will provide more display area all in one building. A complete service department will be adjacent to the sales area and easily accessible to those who are shopping for parts and service, Johnston added.

The opening of the new building will fall on the company's 11th anniversary in Medford. Since Aug. 1, 1951, the company has been expanded to include the active partnership of R. T. Johnston, Glen F. Bailey and William L. West, who have been part of the organization since its founding.

28 Students Apply For Scholarship

Twenty-eight students in the Medford area have applied for the 1962 \$500 ONCSO CAL/CLE Step to Knowledge scholarship, according to Alf B. Mekvold, chairman of the judging committee.

One of the applicants will be selected to receive the \$500 educational grant to the college or university of his choice.

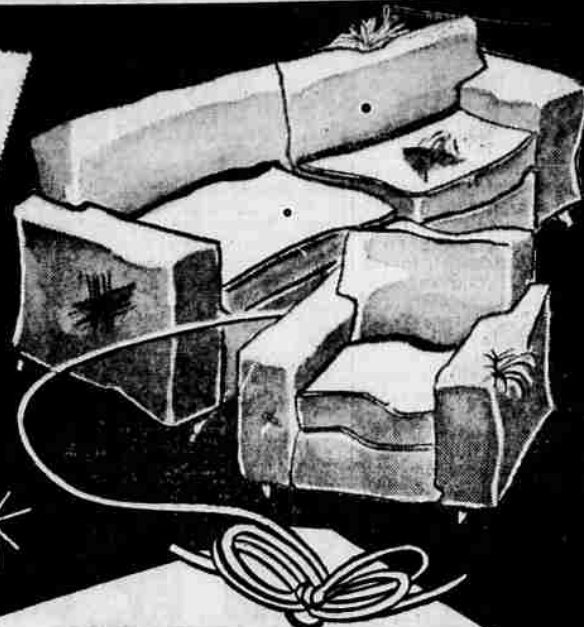
Mekvold said the judges were pleased with the number of applications. One of the qualifications is that each applicant have a 3.0 or B grade average during his junior and senior year.

Applications for this year's scholarship program are now closed, and judges expect to announce the winner in the near future.

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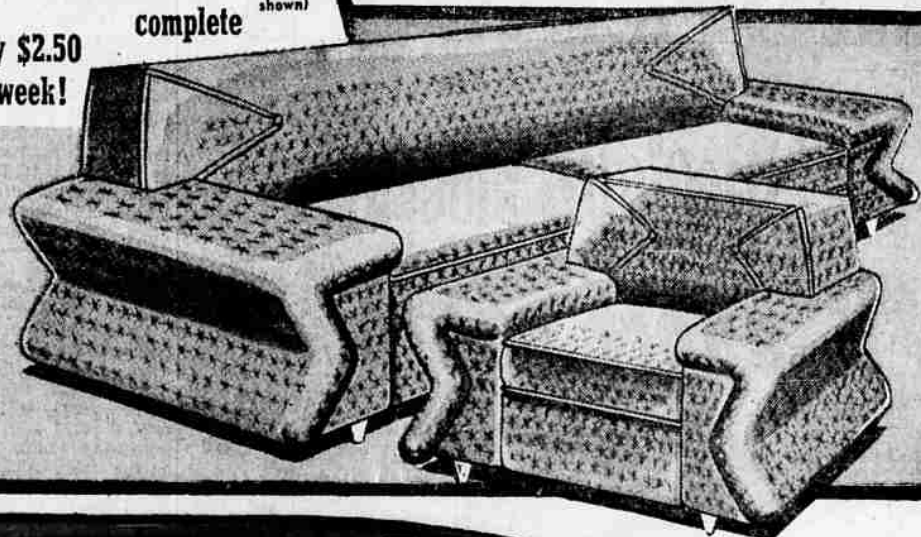
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