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Arthur B. Custy

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ing footnote or other background for the benefit of those of us who are less extensively informed. (I say "being acquainted" advisedly, for whoever knows Professor Howe knows that he and perhaps only he could make the identifications out of acquaintance and not out of encyclopedia rummaging); (3) above all, his humor which glances slyly out of many of the footnotes (not a common quality in footnotes) of which I give this one sample, "Aimee Semple McPherson (1890-1944); sensational in faith, in manner, and in personal life, her great successes, *not surprisingly*, were in Los Angeles." (Italics supplied.) See also notes pages 206, 292, 351, 472, 513, 613, 792, 940, 1175, 1384 and Biographical Appendix, *passim*. Here, friends, is the Yankee to do for us "the old Yankee."

Albert S. Abel*

LAW AND THE FARMER, by Jacob H. Beuscher. Springer Publishing Company, New York, New York, 1953. Pp. 406. \$4.95.

Professor Beuscher, a member of the law faculty of the University of Wisconsin, is ideally suited for the presentation of farm law materials. He has been a member of the Wisconsin Bar since 1930 and has taught courses dealing with Land Use, Mortgages, and Sales of Land for a number of years. His interest in farm law and its dissemination is not unusual in the light of agricultural activities in the State of Wisconsin, one of the great agricultural communities in the world. The book is the first of its kind in the field, and its preparation involved the interesting and difficult task of examining the law of contracts, torts, partnerships, corporations, personal property, mortgages, descent and distribution, wills, taxes and the like and extracting and developing that portion thereof which is peculiar to the farmer. The larger task, and that which is done with the craftsmanship of a master, however, is that of reducing this vast, complicated body of law to the understanding of the lay reader. Professor Beuscher conceived of this work as filling a need for those persons related to the farm, who are not lawyers but quite necessarily, due to the legal complexities of modern agriculture coupled with an ever-enveloping network of governmental regulations and statutes, feel a tremendous need for legal knowledge specifically related to the farm. The

* Professor of Law, West Virginia University.

University of Wisconsin includes the College of Agriculture; Professor Beuscher has students who are future farmers, county agents, agricultural specialists and vocational agricultural teachers. His relationship as a Professor of Law with the College of Agriculture has necessarily included discussion of farm legal problems with agricultural extension personnel, vocational agriculture teachers, G.I. on-the-farm trainers and trainees, farm short course students, groups of farm people and individual farmers; this experience has enabled him to utilize practical, everyday situations for integration with legal theory: His continuous reference to the multitudinous pitfalls which are ever-present are extremely valuable for the student. The professor makes no attempt to teach law, except in general terms, to his readers; he does, however, inculcate a sense of awareness of probable legal difficulties. Technical language is at a minimum; that which is understandably necessary is adequately explained. Although most of the illustrations given in the book are based on situations occurring in Wisconsin, they are only take-off points. The versatility of usage seems to be unlimited; a teacher can, without any difficulty, include appropriate local law, itemize the countless local specific illustrations necessary to make a dynamic course in farm law by utilizing the specific illustrations of practical legal problems met in the field which are included in the book as a beginning point. A number of tables are included which give the reader information relative to Taxes, Formation of Wills, Transmission of Property, Summary of Widow and Widower's Inheritance Rights in the forty-eight states, and many others. The footnotes, although few in number, provide the reader with an excellent bibliography for detailed study of any given topic in the book. There is an appendix which contains forms adaptable for use in almost every jurisdiction in this country. They include Offer to Purchase a Farm, Land Contract, Stock Share Lease, Farm Lease Check List, and Check List for Farm Income Tax Depreciation, among others.

The topical index divides the book into four parts, as follows: Getting Our Bearings About Law, Legal Problems When Acquiring or Transferring a Farm, Transferring the Family Farm From One Generation to Another, and Legal Problems When Operating a Farm. This arrangement permits the student to study problems as they arise in life and avoids the discussion of legal concepts as they are found in law books. Each chapter is followed by a series of problems which serve three purposes: classroom use, an aid

in understanding the material in the chapter, and a stimulant to the intellectually curious.

The materials contained in Part One are introductory in nature; the student is introduced to how law is made. Prefacing a discussion of preventive law, power of the state, state legislatures, the Congress, and administrative agencies is a general institutional discussion of the moral, religious and social restraints and those which are imposed by custom. Mr. Beuscher does not become involved in a pointless discussion of definitions. In answering the question, "What is Law?," he says: "For our purposes, then, it may be well to shy away from a formal and perhaps meaningless definition of the law and focus our attention on some of the essential characteristics of 'law' as the word is used in this book." The court structure, both state and federal, is developed with the aid of explanatory charts; the step by step progress of a law suit from the summons to appellate review is clearly and succinctly handled. At this point there is brought into focus the day-to-day business of how courts make law and the development of the system of precedents.

Part Two proceeds to relate the material presented in Part One to the legal problems encountered in acquiring or transferring a farm, including preliminary negotiation, the writing, examination of title, payment by cash, assumption of a mortgage, installment payment and land contract agreements. This chapter gives detailed information on many of the usual questions raised by the vendor and purchaser of farm property. Other chapters in this section deal with contract law as relates directly to the farm and the several statutes of frauds. One of the best chapters in the book deals with real property law. Mr. Beuscher, with the aid of lucid text material and a chart, takes the student through the meaning of an estate in fee simple, for life, for years, period to period, and an estate at will. Included also is a discussion of possessory and non-possessory interests in land. A historical development of legal and equitable interests clarifies the mystery of the distinction between courts of law and chancery.

Parts Three and Four are devoted to the real problems encountered by farmers, the farm lease, transference of the farm within the family via intestacy or with a will, problems of gift and death taxes, secured and unsecured farm debts, boundaries, fences and water rights, the critical problem of animals and

strays on the public highways, and, finally, a caution to all farmers on their duty to be careful.

Professor Beuscher has done an excellent job and has made a significant contribution in an area long neglected. This book has no pretensions as a law book for use by law students. It should be in every law and agriculture library, and those persons who teach in this field in our agricultural colleges would be remiss in their duty to their students if they adopted a text without first seriously considering this splendid book.

I have one criticism which I hesitantly offer, perhaps because the problem is relatively local in nature, and that concerns the leasing of farm land for oil and gas exploration and development. Many of our primarily agricultural states are vast reservoirs of oil and gas. These minerals underlay thousands upon thousands of acres of valuable farm land. Countless questions are raised by farmers, including what are the effects of the execution of an oil and gas lease, what are mineral rights, and how do administrative regulation of these minerals affect the farmer. I raise this problem only because there appears to be a need for a dissemination of information among those persons owning large land areas and predominantly those persons making up our farming community. I will add, however, that these materials can be included in a discussion of the farm lease by the teacher.

*Arthur B. Custy**

THE LIBRARIES OF THE LEGAL PROFESSION, by William R. Roalfe.
West Publishing Company, St. Paul, 1953, pp. 471. \$6.00.

EFFECTIVE LEGAL RESEARCH, A PRACTICAL MANUAL OF LAW BOOKS
AND THEIR USE, by Miles O. Price and Harry Bitner. Prentice-
Hall, New York, 1953, pp. 633. \$10.00.

Within a short period of time two distinguished law librarians have completed works of importance to the whole legal profession. As the law teacher is sometimes looked upon as a specialist sitting in an ivory tower, so the law librarian is often considered a caretaker rather than a respected member of the legal profession. The authors of the two books reviewed destroy any remaining notions about the custodial type of a law libra-

* Associate Professor of Law, University of Mississippi.