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Book Review

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Recommended Citation

Dean T. Lemley, Book Review, 8 Clev.-Marshall L. Rev. 196 (1959)

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*Reviewed by Dean T. Lemley**

LAND (The 1958 Yearbook of Agriculture), United States Department of Agriculture. Published by the United States Government Printing Office, Washington, D. C., 592 pp., 1958.

Many American taxpayers have frequently attacked the expenditure of public funds by Government Agencies for the purpose of distributing what is commonly known as "propaganda" in the furtherance of the functions of these Agencies. If all departments of the Government are as successful in compiling informative and statistical handbooks as is the Department of Agriculture in *Land*, these attacks may diminish, if not cease altogether.

Land is a history book, an almanac, a forecast, a review, and a farmer's guide all in one. It is well written and vastly informative, especially since it is basically a statistical work, and by reason of the wealth of information contained. Moreover it is easily read and most interesting.

Each section deals with a specific aspect of land, and runs the gamut from the history of land in the time of the cessions of the original American colonies, to advances in technology today. The authors of each section, carefully chosen experts in their fields, have presented their subjects in clear, concise language.

Of especial interest to the lawyer and to the student are the sections on "How We Acquired Our Real Estate", "Appraisal of Farm Real Estate", "The Market For Farm Real Estate", "The Mechanics of Land Transfer", and "Borrowing Money to Purchase Land".

This reviewer has never before had the privilege of reading about the history of the acquisition of all the various tracts and purchases which now comprise the United States, in such detail and chronological order. This history provides an excellent background for the rest of the book.

The section on "Appraisal" will undoubtedly be of value to lawyers in farm areas, especially in assisting clients in the purchase and sale of land. Lawyers will be further assisted by the sections on "Land Transfer" and "Borrowing Money". Each of

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these is most detailed and thorough in its scope and coverage and, for example, even explains the proration of fire and extended coverage insurance in the escrow phase of land transfer.

If for no other reason, *Land* is of value for its emphasis on the idea, oft repeated: "It is also important that you consult an attorney before you enter any agreement concerning the purchase of land."

The photographs, which are liberally used, are excellent and illustrate the text very well. The authors also use graphs and charts to good advantage in each article. By reason of the fine charts on farm land maps, the attorney is familiarized with legal phraseology necessary for the preparation of legal descriptions in conveying farm land.

As a yearbook of agriculture and a handbook of background facts, this volume should be in the library of every lawyer who practices in an agricultural community.

* * *

HANDLING ACCIDENT CASES, by Albert Averbach. (2 volumes) Published by The Lawyers Co-operative Publishing Company, Rochester, N. Y., 1958.

Many of the monumental intricacies of a personal injury action seem to disappear after a session with Mr. Averbach's handbooks of practice.

The author is widely known as an outstanding authority on trial practice and procedure in the field of accident litigation. His vast knowledge and experience are obvious in the presentation of this work.

Mr. Averbach's liberal references to ALR 2d Annotations, his many definitions and explanations, and his excerpts from briefs and holdings in leading cases, all afford ready references for the trial lawyer—from interviewing the client to charging the jury.

Volume I deals with the preparation of the case. In ten chapters it progresses from interviewing the client to pleadings, with special assistance on the medical phases and on medical trial briefs. Line drawings of the spine and brain are included, as are drawings of whiplash injury positions in vehicles, and safety devices in vehicles.

Noted by your reviewer with approval are many references to articles in the Cleveland-Marshall Law Review, as well as to works by many outstanding authorities.

Bibliographies set forth at the end of each chapter are exhaustive. Each, of course, is particularly adapted to the subject of that particular chapter.

The busy trial lawyer will find these volumes a valuable adjunct to the preparation and trial of his accident case, from first reference to final forms.