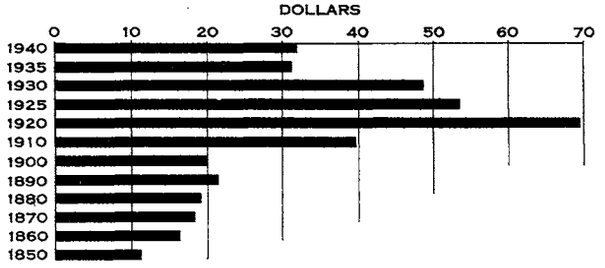
Data for values of the specified classes of farm property are presented for each census beginning with 1850 for the United States in table 5 and for 1940, 1935, and 1930 by divisions and States in tables 16 and 17. Values of farms (land and buildings) with averages, per farm and per acre, are also given by divisions and States for 1940, 1935, and 1930 in table 9; and for 1850 to 1940 in table 18.

AVERAGE VALUE OF LAND AND BUILDINGS, PER ACRE, FOR THE UNITED STATES: 1850 - 1940



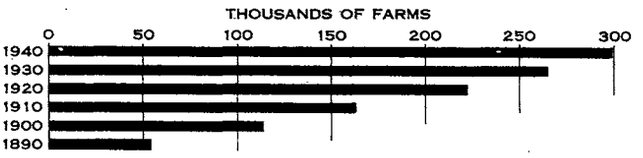
The value of the specified classes of farm property in the United States in 1940 was $41,254,978,628, of which 81.5 percent was represented by real estate, 11.0 percent by livestock, and 7.4 percent by farm implements and machinery. There was a 27.6 percent decline in the value of farm property during the decade, although the values in 1940 were for the most part higher than those reported in the middecennial census of 1935. Until 1920 each census showed substantial increases in the value of farm property. The gains in general accompanied the increases in number of farms and land in farms until 1900. From 1900 to 1920 the value of farm property rose at an increasing rate, the gain from 1910 to 1920 amounting to 90.8 percent. By 1935 the value of farm real estate in most States had dropped to levels below those of 1910. Farm real-estate values changed the least in those areas, such as in New England and the Middle Atlantic States, where a large proportion of the farms have site or residential values quite distinct from purely agricultural values. Data for values of the specified classes of farm property are shown graphically for each census year beginning with 1850 for the United States, and the percentage of the total value represented by each class is shown for 1930 and 1940, by States, in accompanying bar charts.

Average values per farm based on all farms are shown for the specified classes of farm property. The averages presented do not represent the average investments per farm operator since a very considerable portion of farm land is rented from others. Considerable equipment and livestock are also owned by the landlords of tenant operators. The average values of land and buildings per farm, based on all farms, and those per farm reporting were both calculated on the basis of the total number of farms even though in 1940 there were 489 farms with no land owned or leased. Practically all these farms represented livestock grazing on open range. The number of such farms for prior censuses is not available. Averages per farm reporting as well as averages based on all farms are given for buildings and for implements and machinery.

Changes in the per acre value of farm real estate followed, in general, the changes in total value. Per acre averages, although reflecting changes in level of farm real-estate values, do not constitute a true index of the changing values of farms, especially for the United States as a whole, because farm lands lost or added at the various censuses have not been representative. This is particularly true in regard to the increases in land areas shown by the 1940 Census. Most of this increase was in the Mountain and Pacific States and represented very large acreages of semiarid or arid range lands. The United States average value per acre is shown graphically for the various census years in the accompanying chart.

Irrigation.— In the 1940 Census of Agriculture irrigation data were secured for irrigated farms in 20 specified States and for irrigated cropland harvested and for irrigated pasture in all States. Data for individual irrigated crops were obtained for 19 States and are presented by States in chapters VIII and IX, and by counties in the Second Series State Bulletins and volume I. Irrigated cropland harvested and irrigated pasture are shown for the United States in their relation to the various classes of land according to use in table 4 and by divisions and States in table 19. County data for these items are published in the First Series State Bulletins and in volume I. United States data for number of irrigated farms and area irrigated from 1890 to 1940 are given in table 7. Totals for number, acreage, and values for irrigated farms in selected States, 1940 and 1930, are shown by States in table 20; combined totals for these States with comparative data for non-irrigated farms are shown in table 6. For county data relative to the number, acreage, and values for irrigated farms, refer to Census Reports for Irrigation; as in all former decennial censuses since 1910 a separate census was taken for irrigation enterprises. This census covered 20 States in 1940 and 19 States in the preceding censuses. Data for the irrigation censuses are not included in this report but are published separately.

IRRIGATED FARMS IN THE UNITED STATES: 1890 - 1940



Data relating to irrigation have been obtained on the agricultural schedule at each decennial census beginning with 1890 and also at the middecennial Census of 1935. For each decennial census beginning with 1910 there has also been a census of irrigation enterprises. For most of these censuses the data were collected for and their publication restricted to specified States. For each decennial census beginning with 1900, the number of acres of each crop irrigated was secured in connection with the Census of Agriculture. However, these data have not always been considered complete, particularly for the Censuses of 1910 and 1920. In 1935 irrigation data were limited to irrigated land from which crops were harvested, but these data were secured for all States.

The number of irrigated farms in the United States has increased steadily except from 1935 to 1940 when for the United States as a whole there was a slight decrease in the total. The 1934 acreages irrigated were for the most part lower than those for either 1939 or 1929 due to rather general drought conditions which prevailed that year.

Maps.— Several maps presented in this chapter show the geographic distribution of the rural and farm population, the number and acreage of farms and the several classes of farm land according to use, values of specified classes of farm property, and the net changes in several of these items for the decade 1930-1940. The maps were prepared on a county unit basis. Thus, for the dot map showing crop failure, where a scale of one dot equals 5,000 acres, any county having as much as 2,500 acres but less than 7,500 acres of crop failure received one dot. Counties having less than 2,500 acres received no dots. For example, Ohio with a total of 152,237 acres of crop failure has only 14 dots (not 30), since only 14 counties had as much as 2,500 acres of crop failure and none had 7,500 or more acres.