

CENSUS OF AGRICULTURE: 1940

TABLE 9.—FARM MORTGAGE DEBT FOR FULL OWNERS AND PART OWNERS, BY COLOR, BY ISLANDS, AND BY AGE, AND BY YEAR OF OCCUPANCY FOR THE VIRGIN ISLANDS AS A GROUP, 1940; WITH DATA FOR ALL OWNERS, BY COLOR, BY ISLANDS, 1930

ITEM (For definitions and explanations, see text)	VIRGIN ISLANDS, TOTAL				ST. CROIX				ST. JOHN				ST. THOMAS			
	All owners		Full owners	Part owners	All owners		Full owners	Part owners	All owners		Full owners	Part owners	All owners		Full owners	Part owners
	1940	1930	1940	1940	1940	1930	1940	1940	1940	1930	1940	1940	1940	1930	1940	1940
ALL OPERATORS																
Total.....number...	540	177	488	42	400	91	378	22	19	38	14	5	121	48	106	15
Reported free from mortgage.....number...	165	107	135	30	53	43	43	10	19	34	14	5	93	30	78	15
All land in farms.....acres....	10,983	14,970	8,674	1,309	5,708	7,949	5,443	265	1,629	4,444	952	677	3,646	2,577	3,279	367
Value of land and buildings..dollars..	473,221	459,739	430,246	42,975	262,771	355,106	246,132	16,639	19,734	47,715	14,018	5,716	190,716	56,918	170,066	20,620
Average value per farm.....dollars..	2,868	4,297	3,187	1,432	4,958	5,833	5,724	1,664	1,039	1,403	1,001	1,143	2,051	1,697	2,181	1,375
Reported mortgaged ¹.....number...	372	58	360	12	345	45	333	12	.....	3	.....	.....	27	10	27	.....
All land in farms.....acres....	11,859	21,133	11,684	2 175	10,900	17,605	10,725	2 175	.....	358	.....	.....	958	3,170	859	.....
Value of land and buildings..dollars..	585,438	760,670	569,706	15,730	538,461	580,520	522,731	15,730	.....	5,000	.....	.....	46,975	175,150	46,975	.....
Average value per farm.....dollars..	1,574	13,115	1,583	1,311	1,561	12,900	1,570	1,311	.....	1,667	.....	.....	1,740	17,515	1,740	.....
Amount of mortgage.....dollars..	302,944	222,114	295,749	7,195	287,153	185,127	279,958	7,195	.....	2,007	.....	.....	15,791	24,980	15,791	.....
Ratio of debt to value.....percent..	51.7	29.2	51.9	45.7	53.3	43.6	53.6	45.7	.....	40.1	.....	.....	33.6	14.3	33.6	.....
No mortgage report.....number...	3	12	3	.....	2	3	2	.....	.....	1	.....	.....	1	8	1	.....
WHITE OPERATORS																
Total.....number...	87	61	75	12	25	35	24	1	1	4	1	.....	61	22	50	11
Reported free from mortgage.....number...	57	32	46	11	8	12	8	.....	.....	1	.....	.....	48	16	37	11
All land in farms.....acres....	4,854	8,367	4,526	328	2,830	6,302	2,830	.....	(3)	328	(3)	.....	1,849	1,737	1,521	328
Value of land and buildings..dollars..	240,425	356,020	223,260	17,165	130,450	307,900	130,450	.....	(3)	8,125	(3)	.....	107,276	39,985	90,110	17,165
Average value per farm.....dollars..	4,218	11,125	4,853	1,560	16,306	25,658	16,306	.....	(3)	2,031	(3)	.....	2,235	2,500	2,435	1,560
Reported mortgaged ¹.....number...	28	25	27	1	16	23	15	1	.....	.....	.....	.....	12	2	12	.....
All land in farms.....acres....	5,019	15,583	4,999	(3)	4,750	13,909	4,750	(3)	.....	.....	.....	.....	269	1,674	269	.....
Value of land and buildings..dollars..	203,406	511,130	201,900	(3)	186,730	454,130	185,225	(3)	.....	.....	.....	.....	16,675	57,000	16,675	.....
Average value per farm.....dollars..	7,264	20,445	7,478	(3)	11,671	19,745	12,348	(3)	.....	.....	.....	.....	1,390	28,500	1,390	.....
Amount of mortgage.....dollars..	93,008	170,173	91,993	(3)	85,946	163,173	84,931	(3)	.....	.....	.....	.....	7,062	7,000	7,062	.....
Average debt per farm.....dollars..	3,322	6,807	3,407	(3)	5,372	7,329	5,682	(3)	.....	.....	.....	.....	588	3,500	588	.....
Ratio of debt to value.....percent..	45.7	33.3	45.6	(3)	46.0	35.9	45.9	(3)	.....	.....	.....	.....	42.4	12.3	42.4	.....
No mortgage report.....number...	2	4	2	.....	1	.....	1	.....	.....	.....	.....	.....	1	4	1	.....
NONWHITE OPERATORS																
Total.....number...	453	116	423	30	375	56	354	21	18	34	13	5	60	26	56	4
Reported free from mortgage.....number...	108	75	89	19	45	31	35	10	18	30	13	5	45	14	41	4
All land in farms.....acres....	6,129	6,603	5,148	981	2,878	1,647	2,613	265	1,629	4,116	852	677	1,797	840	1,758	39
Value of land and buildings..dollars..	232,786	103,719	206,986	25,810	132,321	47,260	115,682	16,639	19,734	39,590	14,018	5,716	83,441	16,923	79,986	3,455
Average value per farm.....dollars..	2,156	1,383	2,326	1,358	2,940	1,523	3,306	1,664	1,039	1,320	1,001	1,143	1,854	1,209	1,951	864
Reported mortgaged ¹.....number...	344	33	333	11	329	22	318	11	.....	3	.....	.....	15	8	15	.....
All land in farms.....acres....	6,940	5,550	6,685	3 175	6,150	3,696	5,995	3 175	.....	358	.....	.....	690	1,496	690	.....
Value of land and buildings..dollars..	362,031	249,540	367,906	3 15,730	351,731	126,390	337,506	3 15,730	.....	5,000	.....	.....	30,300	116,150	30,300	.....
Average value per farm.....dollars..	1,111	7,562	1,105	3 1,311	1,069	5,745	1,061	3 1,311	.....	1,667	.....	.....	2,020	14,769	2,020	.....
Amount of mortgage.....dollars..	209,936	51,941	203,756	3 7,195	201,207	31,954	195,027	3 7,195	.....	2,007	.....	.....	8,729	17,980	8,729	.....
Average debt per farm.....dollars..	610	1,574	612	3 1,600	612	1,452	613	3 600	.....	669	.....	.....	582	2,248	582	.....
Ratio of debt to value.....percent..	55.0	20.8	55.4	3 43.7	57.2	25.3	57.8	3 43.7	.....	40.1	.....	.....	28.8	15.2	28.8	.....
No mortgage report.....number...	1	8	1	.....	1	3	1	.....	.....	1	.....	.....	.....	4	.....	.....

ITEM (For definitions and explanations, see text)	FULL OWNERS AND PART OWNERS, BY AGE, FOR THE VIRGIN ISLANDS AS A GROUP, 1940															
	Full owners							Part owners								
	Under 25 years	25 to 34 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over	Not reporting age	Under 25 years	25 to 34 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over	Not reporting age		
Total.....number...	16	54	119	139	117	47	6	3	7	17	13	2		
Reported free from mortgage.....number...	6	9	28	43	27	22	3	4	13	8	2			
Reported mortgaged ¹.....number...	10	45	91	95	90	24	5	3	4	4	5			
All land in farms.....acres....	90	946	2,219	2,177	3,750	2,459	43	.....	40	62	73	.....			
Value of land and buildings..dollars..	3,591	50,229	106,891	142,468	180,377	96,648	7,502	.....	3,700	4,640	7,390	.....			
Amount of mortgage.....dollars..	2,647	36,359	50,234	77,796	92,840	31,119	4,754	.....	1,635	2,158	3,402	.....			
No mortgage report.....number...	.....	.....	.....	1	.....	1	1	.....	.....	.....	.....	.....

ITEM (For definitions and explanations, see text)	FULL OWNERS, BY YEAR OF OCCUPANCY, FOR THE VIRGIN ISLANDS AS A GROUP, 1940															
	1940 (under 3 mo.)	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1924 to 1928	1919 to 1923	1918 or earlier	Year not reported
Total.....number...	2	33	56	38	22	17	73	100	26	6	11	5	28	33	42	6
Reported free from mortgage.....number...	1	3	9	7	6	7	5	11	6	2	6	4	23	19	24	2
Reported mortgaged ¹.....number...	1	29	47	31	16	10	68	89	20	4	5	1	5	14	18	2
All land in farms.....acres....	8	503	476	861	221	113	1,227	729	420	24	799	6	730	844	4,710	13
Value of land and buildings..dollars..	425	35,446	45,337	40,116	9,781	9,291	69,291	54,219	24,535	2,850	37,360	3,000	25,399	50,401	161,505	750
Amount of mortgage.....dollars..	388	25,453	29,149	26,516	5,712	5,366	42,412	41,703	6,286	118	26,710	1,500	5,879	11,993	65,958	636
No mortgage report.....number...	.....	1	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	2

ITEM (For definitions and explanations, see text)	PART OWNERS, BY YEAR OF OCCUPANCY, FOR THE VIRGIN ISLANDS AS A GROUP, 1940															
	1940 (under 3 mo.)	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1924 to 1928	1919 to 1923	1918 or earlier	Year not reported
Total.....number...	2	3	5	.....	2	6	1	3	.....	7	.....	2	4	3	4
Reported free from mortgage.....number...	2	1	2	.....	.....	4	1	2	.....	7	.....	2	3	3	3
Reported mortgaged ¹.....number...	2	3	.....	2	2	.....	1	.....	.....	.....	.....	1	.....	1
All land in farms.....acres....	30	54	.....	18	43	.....	13	.....	.....	.....	.....	8	.....	9
Value of land and buildings..dollars..	1,550	4,250	.....	2,540	4,105	.....	1,125	.....	.....	.....	.....	1,260	.....	900
Amount of mortgage.....dollars..	719	2,027	.....	1,047	1,961	.....	691	.....	.....	.....	.....	350	.....	400
No mortgage report.....number...

¹ See text discussion.
² Of the 175 acres in mortgaged part-owner farms, 100 acres were owned by their operators, the other 75 acres being rented.
³ Data are included with data for nonwhite operators.