

CENSUS OF AGRICULTURE—WEST VIRGINIA

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STATE TABLE 5.—FARM MORTGAGE DEBT OF FULL OWNERS AND OF PART OWNERS: 1910 TO 1940

[Data for 1940 and 1930 relate to April 1; for 1925 and 1920 to January 1; and for 1910 to April 15]

ITEM	REGARDLESS OF ADDITIONAL LAND OWNED					NO ADDITIONAL LAND OWNED ¹	
	1940	1930	1925 ²	1920	1910	1940	1930
All farms operated by owners.....number...	76,325	66,573	74,943	72,101	75,978	62,411	(3)
Reported free from mortgage.....number...	58,037	49,259	(3)	52,617	66,093	48,465	(3)
Reported mortgaged.....number...	14,086	11,557	9,104	10,274	9,525	11,736	(3)
Proportion mortgaged.....percent...	18.5	17.4	12.1	14.2	12.5	18.8	(3)
No mortgage report.....number...	4,202	5,757	(3)	9,210	360	2,210	(3)
Farms operated by full owners.....number...	71,542	60,581	70,203	66,220	68,318	58,420	(3)
Reported free from mortgage.....number...	54,534	45,001	(3)	48,720	(3)	45,504	41,131
All land in farms.....acres...	4,652,100	4,566,597	(3)	(3)	(3)	3,702,080	4,041,556
Average per farm.....acres...	65.3	101.5	(3)	(3)	(3)	81.4	98.3
Value of farms (land and buildings).....dollars...	141,527,898	175,955,300	(3)	(3)	(3)	111,495,260	153,058,439
Average value per farm.....dollars...	2,595	3,910	(3)	(3)	(3)	2,450	3,721
Reported mortgaged.....number...	13,080	10,423	8,409	9,376	(3)	10,875	9,541
Proportion mortgaged.....percent...	18.3	17.2	12.0	14.2	(3)	18.6	(3)
With amount of debt reported.....number...	12,823	10,292	8,409	9,031	7,878	10,674	9,425
All land in farms.....acres...	1,365,197	1,259,381	984,109	(3)	(3)	1,115,640	1,129,975
Average per farm.....acres...	108.0	122.4	117.0	(3)	(3)	104.5	119.9
Value of farms (land and buildings).....dollars...	48,591,627	52,206,972	38,532,755	43,989,441	21,549,125	38,466,641	45,963,120
Average value per farm.....dollars...	3,789	5,073	4,582	4,871	2,735	3,604	4,877
Amount of mortgage.....dollars...	16,369,134	16,260,601	13,827,637	11,205,953	5,592,533	12,997,700	14,236,891
Average equity per farm.....dollars...	2,513	3,493	2,938	3,630	2,025	2,386	3,366
Average debt per farm.....dollars...	1,277	1,580	1,644	1,241	710	1,218	1,511
Ratio of debt to value.....percent...	33.7	31.1	35.9	25.5	26.0	33.8	31.0
No mortgage report.....number...	3,928	5,157	(3)	8,124	(3)	2,041	(3)
Farms operated by part owners.....number...	4,783	5,992	4,740	5,881	7,660	3,991	(3)
Reported free from mortgage.....number...	3,503	4,258	(3)	3,897	(3)	2,961	(3)
All land in farms.....acres...	412,487	(3)	(3)	(3)	(3)	334,181	(3)
Average per farm.....acres...	117.8	(3)	(3)	(3)	(3)	112.9	(3)
Portion owned.....acres...	248,767	(3)	(3)	(3)	(3)	204,506	(3)
Average per farm.....acres...	71.0	(3)	(3)	(3)	(3)	69.1	(3)
Value of farms (land and buildings), total.....dollars...	11,275,742	(3)	(3)	(3)	(3)	8,965,804	(3)
Portion owned.....dollars...	7,823,399	(3)	(3)	(3)	(3)	6,273,932	(3)
Average per farm.....dollars...	2,233	(3)	(3)	(3)	(3)	2,119	(3)
Reported mortgaged.....number...	1,006	1,134	695	898	(3)	861	(3)
Proportion mortgaged.....percent...	21.0	18.9	14.7	15.3	(3)	21.6	(3)
With amount of debt reported.....number...	993	(3)	(3)	(3)	(3)	849	(3)
All land in farms.....acres...	166,350	(3)	(3)	(3)	(3)	135,587	(3)
Average per farm.....acres...	167.5	(3)	(3)	(3)	(3)	159.7	(3)
Portion owned.....acres...	110,779	(3)	(3)	(3)	(3)	91,844	(3)
Average per farm.....acres...	111.6	(3)	(3)	(3)	(3)	108.2	(3)
Value of farms (land and buildings), total.....dollars...	5,626,568	(3)	(3)	(3)	(3)	4,437,497	(3)
Portion owned.....dollars...	3,943,993	(3)	(3)	(3)	(3)	3,196,235	(3)
Average value per farm.....dollars...	3,972	(3)	(3)	(3)	(3)	3,765	(3)
Amount of mortgage on portion owned.....dollars...	1,499,727	(3)	(3)	(3)	(3)	1,207,957	(3)
Average equity per farm.....dollars...	2,461	(3)	(3)	(3)	(3)	2,342	(3)
Average debt per farm.....dollars...	1,510	(3)	(3)	(3)	(3)	1,423	(3)
Ratio of debt to value of portion owned.....percent...	38.0	(3)	(3)	(3)	(3)	37.8	(3)
No mortgage report.....number...	274	600	(3)	1,086	(3)	169	(3)
RATIO OF OWNER-OPERATORS OWNING NO ADDITIONAL LAND TO ALL OWNER-OPERATORS IN EACH MORTGAGE STATUS GROUP							
All full owners.....percent...	100.0	100.0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	81.7	(3)
Reported free from mortgage.....percent...	100.0	100.0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	83.4	(3)
Reported mortgaged.....percent...	100.0	100.0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	83.1	(3)
No mortgage report.....percent...	100.0	100.0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	52.0	(3)
All part owners.....percent...	100.0	100.0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	83.4	(3)
Reported free from mortgage.....percent...	100.0	100.0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	84.5	(3)
Reported mortgaged.....percent...	100.0	100.0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	85.6	(3)
No mortgage report.....percent...	100.0	100.0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	61.7	(3)
AGE OF OWNER-OPERATORS, BY MORTGAGE STATUS							
All full owners.....number...	71,542	60,581	70,203	66,220	68,318	58,420	(3)
Reported free from mortgage.....number...	54,534	45,001	(3)	48,720	(3)	45,504	(3)
Under 25 years.....number...	599	512	(3)	822	(3)	533	(3)
25 to 34 years.....number...	4,871	3,589	(3)	5,837	(3)	4,291	(3)
35 to 44 years.....number...	9,155	7,878	(3)	12,390	(3)	7,862	(3)
45 to 54 years.....number...	11,973	11,303	(3)	14,780	(3)	9,964	(3)
55 to 64 years.....number...	12,760	10,879	(3)	12,262	(3)	10,544	(3)
65 years and over.....number...	13,825	9,701	(3)	10,147	(3)	11,279	(3)
Age not reported.....number...	1,351	1,159	(3)	606	(3)	1,031	(3)
Average age.....years...	54.0	(3)	(3)	(3)	(3)	53.6	(3)
Reported mortgaged.....number...	13,080	10,423	8,409	9,376	(3)	10,875	(3)
Under 25 years.....number...	152	150	(3)	269	(3)	132	(3)
25 to 34 years.....number...	1,530	1,331	(3)	1,726	(3)	1,331	(3)
35 to 44 years.....number...	2,947	2,593	(3)	2,794	(3)	2,510	(3)
45 to 54 years.....number...	3,425	3,013	(3)	2,493	(3)	2,838	(3)
55 to 64 years.....number...	2,822	2,088	(3)	1,373	(3)	2,271	(3)
65 years and over.....number...	1,900	987	(3)	619	(3)	1,557	(3)
Age not reported.....number...	304	261	(3)	102	(3)	236	(3)
Average age.....years...	50.0	(3)	(3)	(3)	(3)	49.7	(3)
All part owners.....number...	4,783	5,992	4,740	5,881	7,660	3,991	(3)
Reported free from mortgage.....number...	3,503	4,258	(3)	3,897	(3)	2,961	(3)
Under 25 years.....number...	34	(3)	(3)	(3)	(3)	31	(3)
25 to 34 years.....number...	336	(3)	(3)	(3)	(3)	290	(3)
35 to 44 years.....number...	667	(3)	(3)	(3)	(3)	572	(3)
45 to 54 years.....number...	943	(3)	(3)	(3)	(3)	790	(3)
55 to 64 years.....number...	867	(3)	(3)	(3)	(3)	737	(3)
65 years and over.....number...	571	(3)	(3)	(3)	(3)	473	(3)
Age not reported.....number...	85	(3)	(3)	(3)	(3)	68	(3)
Average age.....years...	51.4	(3)	(3)	(3)	(3)	51.3	(3)
Reported mortgaged.....number...	1,006	1,134	695	898	(3)	861	(3)
Under 25 years.....number...	8	(3)	(3)	(3)	(3)	5	(3)
25 to 34 years.....number...	87	(3)	(3)	(3)	(3)	79	(3)
35 to 44 years.....number...	231	(3)	(3)	(3)	(3)	202	(3)
45 to 54 years.....number...	312	(3)	(3)	(3)	(3)	269	(3)
55 to 64 years.....number...	240	(3)	(3)	(3)	(3)	201	(3)
65 years and over.....number...	106	(3)	(3)	(3)	(3)	86	(3)
Age not reported.....number...	22	(3)	(3)	(3)	(3)	19	(3)
Average age.....years...	49.9	(3)	(3)	(3)	(3)	49.6	(3)

¹Differences between these totals and totals for farms regardless of additional land owned do not represent data for operating owners who owned additional land. Some operators did not make a report as to this item. ²All 1925 data for mortgaged farms based on those reporting the amount of mortgage debt. ³Not available. ⁴Includes full owners whose mortgage status was not reported.