

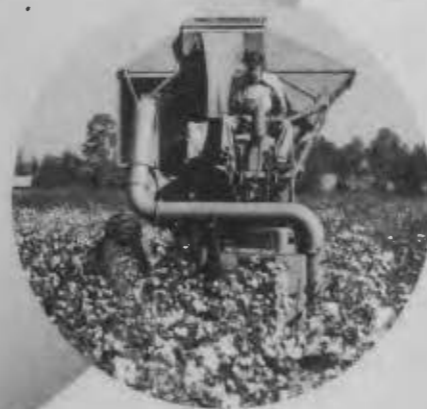


Graphic Summary of

FARM TENURE

in the United States

COOPERATIVE REPORT



U. S. DEPARTMENT OF COMMERCE
Charles Sawyer, Secretary
BUREAU OF THE CENSUS
J. C. Capt, Director

U. S. DEPARTMENT OF AGRICULTURE
Charles F. Brannan, Secretary
BUREAU OF AGRICULTURAL ECONOMICS
O. V. Wells, Chief

HIGHLIGHTS

1. Fewer of the Nation's farms, as well as a lower percentage of such farms, were operated by tenants in 1945 than at any time since 1890.
2. In 1945, the number of owner-operated farms (full-owner and part-owner farms) was the highest in the history of the country.
3. The total number of farms was the lowest in 1945 since 1900.
4. Land prices for the country, by March 1947, had increased 92 percent above the 1935-39 average; in 1920, prices were 70 percent above the 1912-14 average. However, the March 1947 average for the United States was about 6 percent below the 1920 average.
5. In 1945, total farm indebtedness secured by mortgages had reached the lowest level since before World War I.
6. Average size of farm has increased by one-third since the beginning of the century. Part-owner farms have increased in average size by 103.4 percent; tenant farms have increased by 40.6 percent; and full-owner farms have decreased by 7.3 percent.
7. The number of small and large farms has increased since 1940, whereas the number of intermediate-sized farms has decreased appreciably.
8. Even with the increase in size of farms, the farm operators and their families represented a greater proportion of the farm labor force in 1945 than in 1910. The total number of persons employed in agriculture has declined steadily since 1910.
9. The most common method of renting farms is that of paying a share of the products as rent. It prevails in the areas that produce staple crops. Cash renting is most prevalent in the poorer land areas, in localities near urban centers, and in localities where livestock farming and the production of specialty crops are common. Share-cash renting is concentrated in the cash-grain areas.
10. Tenant operators, as a group, were 8.7 years younger than owners in 1945, but in the last 35 years they have increased in average age at a more rapid rate than owners. The average age of all farm operators has increased 4.2 years in 35 years.
11. Full-owner operators had operated their farms an average of 16 years in 1945 in comparison with only 7 years for tenants.
12. Only 5.8 percent of the farm operators did not live on the farms they were operating in 1945.

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UNITED STATES
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PREFACE

This special report on farm tenure provides a graphic presentation of the extent and general nature of the various forms of tenure under which farms are held and operated. Factors contributing to longer trends in farm tenure, those since 1880, have been considered and particular attention has been given to the changes that have occurred during the period of World War II. The basic data are primarily from the Bureau of the Census. In a few instances, which are indicated in connection with the graphs, data were gathered by the Bureau of Agricultural Economics.

Plans for this cooperative study were made by V. Webster Johnson, Head, Division of Land Economics, Bureau of Agricultural Economics, U. S. Department of Agriculture, and Ray Hurley, Chief, Agriculture Division, Bureau of the Census, U. S. Department of Commerce. The report was prepared principally by Buis T. Inman, Bureau of Agricultural Economics, and Warder B. Jenkins, Bureau of the Census.

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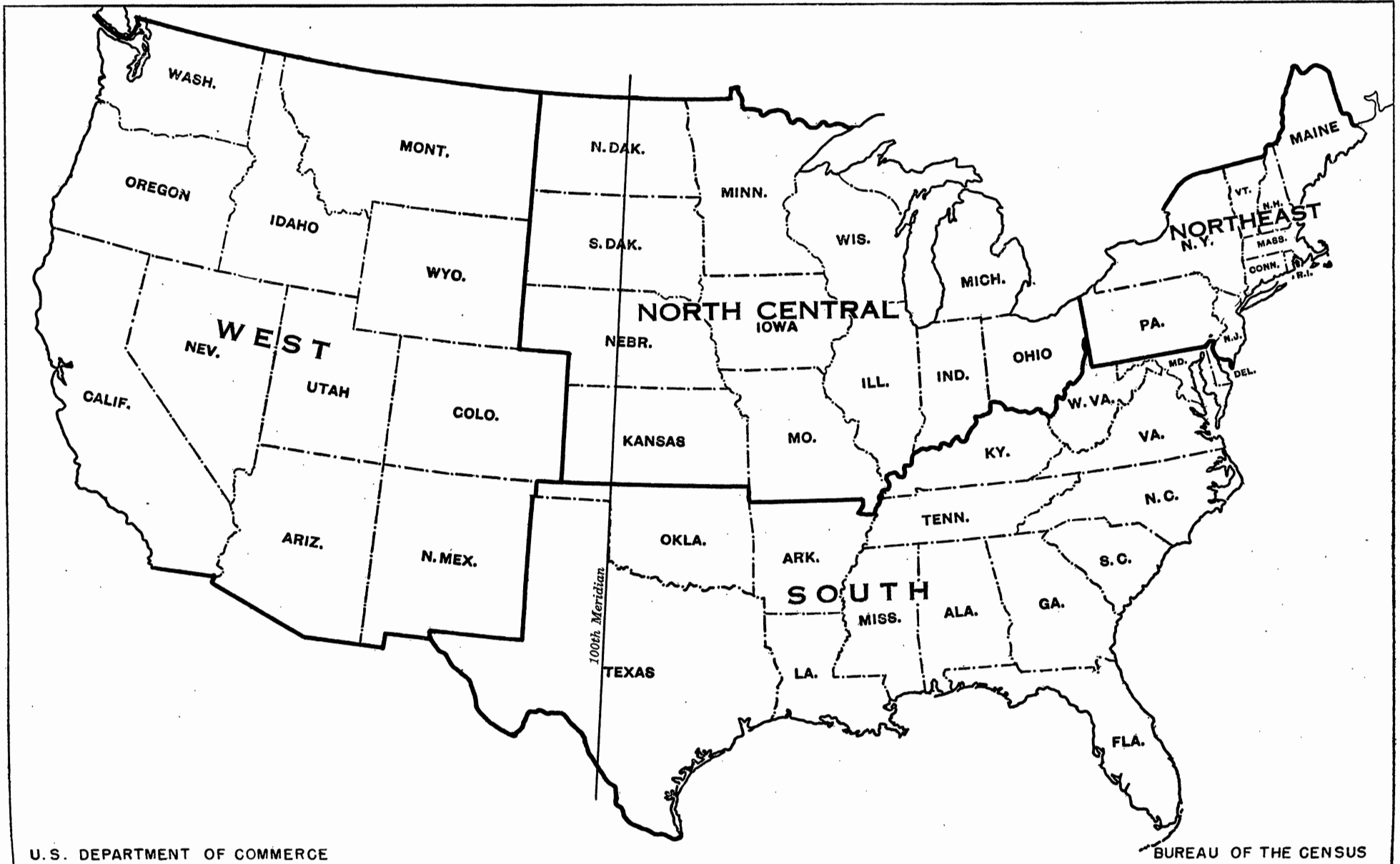
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INTRODUCTION

Marked changes in farm tenure have occurred since the depression period of the 1930's. Before that time, more and more of the farms had been operated by tenants. Although technological improvements began to play an increasing part in agriculture soon after the turn of the century, their full effects were not felt until after the depression. Technological improvements, greater opportunities for employment outside farming, and important shifts in demands for farm products have contributed to changes in farm tenure. The number and proportion of the people required to produce the Nation's food and natural fibers have declined rapidly. Marked changes have taken place in number of farms in each tenure group, size of farms, farm values, and mortgage indebtedness. Many of these changes were hastened by conditions prevailing in the period of World War II. During the war, much greater agricultural production was achieved with fewer workers.

Tenure changes have been decidedly different in various regions depending upon the effects of such influences as the adaptability to new technological processes; changes in demands for products of the region; development of trade and industry; and governmental policies, such as the Taylor Grazing Act, tenant-purchase program, farm credit, and farm mortgage moratorium.

Scope of this report.—This study indicates for the Nation and for 4 large regions the major trends in tenure and in the current tenure pattern. The causes of the trends and the present pattern are indicated where it was possible to determine them in a general study of this nature. No attempt is made to evaluate the desirableness of the changes or to predict the future. The information here given should be valuable to students of land tenure when studying the over-all picture of farm tenure and will form the basis for further studies of local conditions and of particular aspects of tenure.

Most of the data for the graphic material were obtained from the various censuses of agriculture. In a few instances, as with information on farm employment and the land market, supplemental data from the Bureau of Agricultural Economics, U. S. Department of Agriculture, have been used. Interpretative material has been drawn from many sources, both Federal and State.

Earlier graphic studies.—Graphic studies of farm tenure have been published periodically by the U. S. Department of Agriculture since the first one, based on the 1920 Census of Agriculture, which appeared in the 1923 yearbook of the Department (also issued as Yearbook Separate 897). The second, based largely on the Censuses of 1930 and 1935, was published in December 1936, as Miscellaneous Publication No. 261. The third, based on the 1940 Census, appeared in April 1946 as a

multilithed publication. In addition, tenure data appeared in graphic form in the Graphic Summary of American Agriculture in the 1921 yearbook, based largely on the 1920 Census, and in Miscellaneous Publication No. 105, published in 1931, based on the 1925 Census.

For most of the censuses of agriculture, some graphic material on tenure has been presented in the Bureau of the Census reports, along with the statistical tables.

Definitions and explanations.—The terms in this study and their usage coincide with the terms and usage in the various censuses of agriculture. Through the years there have been slight variations in the definitions of a farm, the procedures of enumeration of farm lands, and the classification by tenure. Reports of each census for which data are given can be reviewed for exact definitions and for accompanying discussion of comparability. It is believed that the variations in definitions and procedures have not been large enough to affect the trends appreciably.

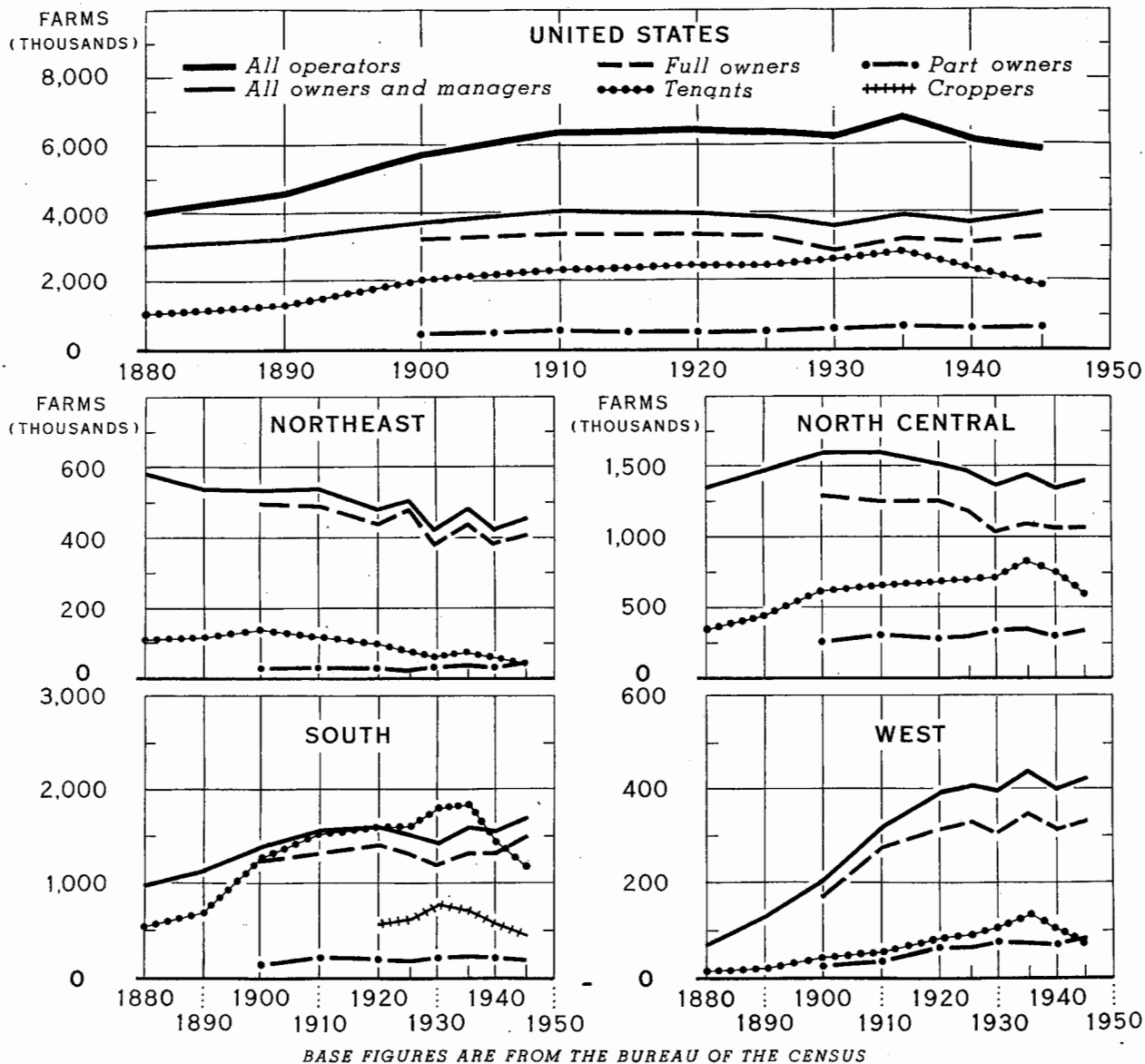
In this report the tenure of the operator, in general, is spoken of as though synonymous with the tenure under which the land is held. Data on the tenure status of the land in manager-operated farms were first obtained in the Census of 1945. Data have not been obtained in the censuses for the partial interest of operators who own land as members of a partnership or as heirs of an undivided estate. Two or more operating partners who own the land jointly are treated as one owner operator; likewise, an undivided estate, if operated by one or more of the heirs, is treated as one owner operator.

The 9 geographic divisions used by the Census have been combined into 4 regions for this publication. They are: (1) The Northeast, including the New England and Middle Atlantic Divisions; (2) the North Central Region, including the East North Central and West North Central Divisions; (3) the South, including the South Atlantic, East South Central, and West South Central Divisions; and (4) the West, including the Mountain and Pacific Divisions.

A number of physiographic regions are mentioned in connection with the tenure pattern. The boundaries of these regions are not always defined exactly, but they are those generally agreed upon by geographers.

In speaking of an occurrence, language is often used as though the various census years represented the beginning or culmination of an action. Thus, a statement is made that "The percentage of the Nation's farms operated by tenants was lower in 1945 than at any time since 1890." It must be recognized that such statements are made only on the basis of known data, in this case for census years. The peak or depth of any trend or cyclical change may occur in any intervening year.

NUMBER OF FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS, 1880-1945



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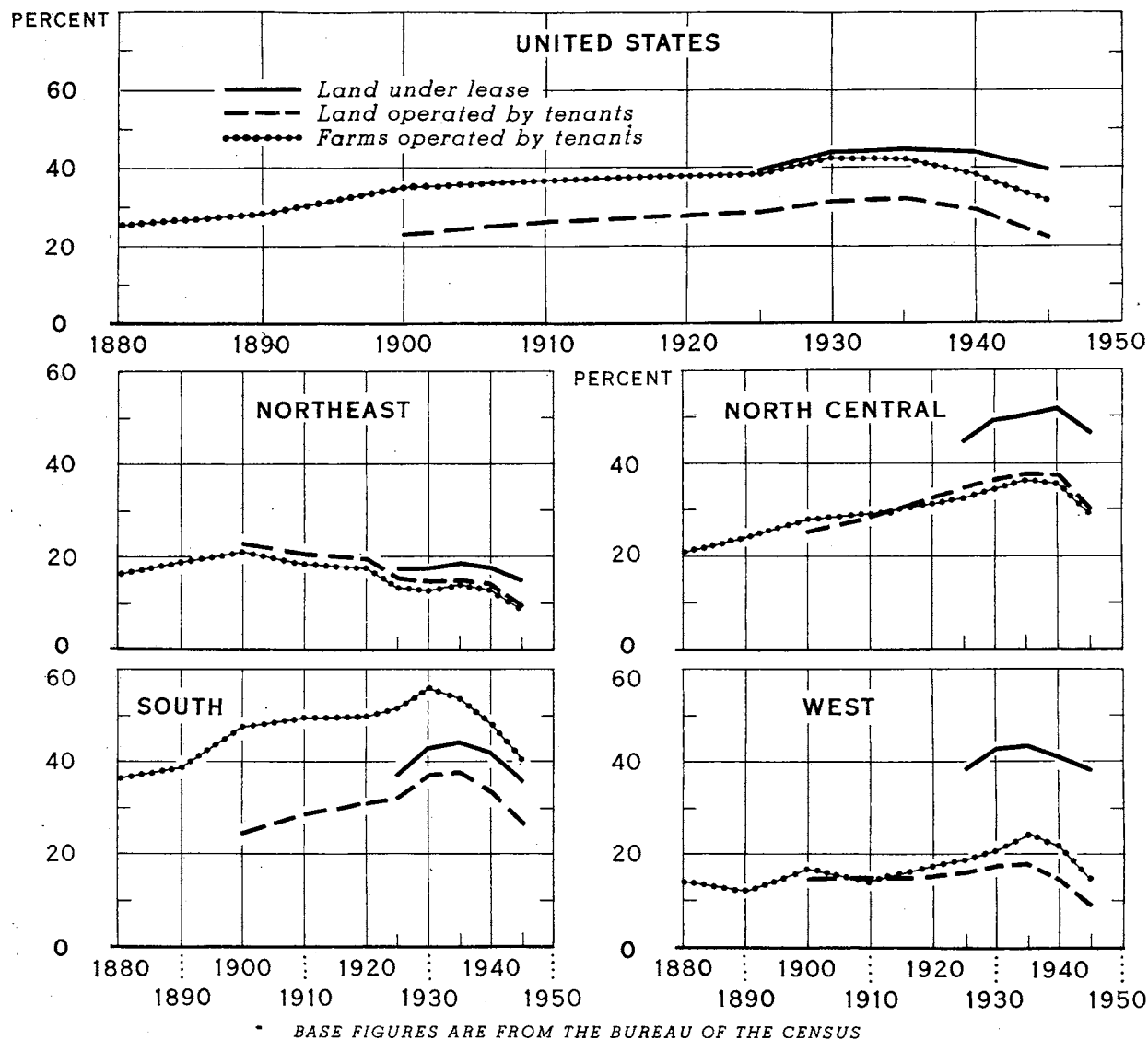
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Fewer of the Nation's farms were operated by tenants in 1945 than in any census year since 1890. The number of tenants declined from the all-time high of 2,865,155 in 1935 to 1,858,421 in 1945. Two-thirds of the decrease of slightly more than 1 million tenants in this 10-year period occurred in the South and nearly one-fourth in the North Central Region. Although tenants in the Northeast and the West have not been so numerous as in the South and in the North Central Region, the relative decline in their number during the decade 1935-45 was more rapid in both of the former regions than in either of the latter. Two-fifths of the drop in the number of tenant farms in the South was accounted for by the decline in share croppers. Share croppers have declined continuously since 1930. This decline began 5 years earlier than that for other classes of tenants in the same area and has continued at a more rapid rate.

Farms operated by full owners were more numerous in 1945 for the country as a whole than in any other census year since 1925. In all 4 regions their absolute numbers were higher in 1945 than in 1940. Since 1900, the general trend has been downward in the Northeast and in the North Central Region and strongly upward in the West in the earlier years and in the South in the later years of this 45-year interval. The low point in number of such farms was reached in 1930 for all regions except the West. The 1930 total for the West was the lowest recorded since 1910.

Slightly more than half of the farms operated by part owners in 1945 were in the North Central Region and nearly a third of such farms were in the South. Although the national total has remained relatively constant since 1910, a marked percentage increase has taken place in the West where more effective operating units are established by leasing range lands.

PERCENT OF FARMS AND FARM LAND OPERATED BY TENANTS, AND TOTAL FARM LAND UNDER LEASE, FOR THE UNITED STATES AND REGIONS, 1880-1945



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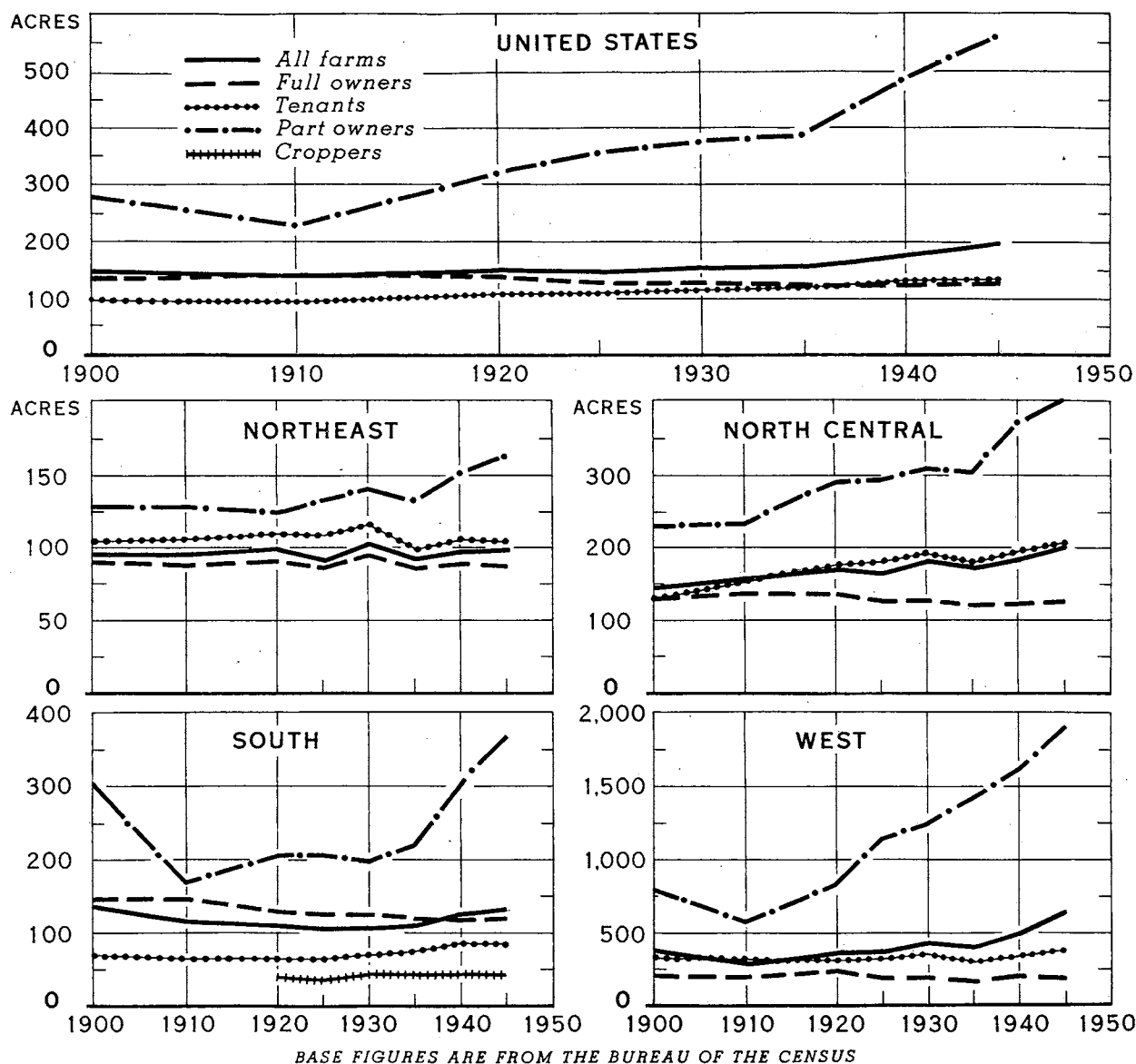
The percentage of the Nation's farms operated by tenants, as well as the absolute number of such farms, was lower in 1945 than at any time since 1890. In 1945, the percentage was 31.7 which represented a considerable decline from 42.4, the high point registered in 1930. Before 1930, the tenancy ratio increased uninterruptedly from 1880, the first date for which tenure data were gathered by the Census Bureau. There was a natural increase in tenancy following a period of homestead entry. Then many homesteads proved to be uneconomical as operating units, in some cases for grain producing and in others for grazing. The consolidation of these relatively small ownership tracts and the expansion in the number of croppers in the tobacco and cotton areas of the South contributed materially to the increases in the proportion of tenancy until the depression of the 1930's. The more prosperous war years have brought about a sharp decline in tenancy for the country as a whole. Although opportunities for off-farm work took many tenants from the land, many owner operators and some tenants and nonfarm people bought farm lands to operate. Increased

mechanization has allowed many farmers to operate additional acreages which they have either bought or rented. This has meant a faster decline in the percentage of tenancy than in the percentage of land under lease.

Farm land under lease comprises not only the land operated by tenants but also the rented portion of both part-owner and manager-operated farms. Data on the tenure of the land in managed farms were first obtained by the Census in 1945, hence the data are slightly more inclusive for that year than for earlier years. Disregarding this qualification, the percentage of total farm land under lease was approximately the same in 1945 as in 1925, but was considerably below the percentage in 1935.

The trend in the percentage of rented farms and rented farm land varied markedly among the regions. The highest percentage of tenancy in the Northeast occurred in 1900, in the South in 1930, and in the North Central Region and in the West in 1935. Trends in the proportion of farm land operated by tenants and of land under lease have generally followed the same pattern as the proportion of farms operated by tenants in each region.

AVERAGE SIZE OF FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS, 1900-1945



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Constantly improving techniques of farming have permitted a decreasing number, as well as a decreasing proportion, of the people to produce the Nation's food and fiber. With this reduced need for employment in agriculture, accompanied by an expanded acreage of land in farms, the average acreage per farm was one-third higher in 1945 than at the beginning of the century. Since 1900, the average size of full-owner farms has decreased slightly; that of tenant farms has increased by about 41 percent; and that of part-owner farms has more than doubled.

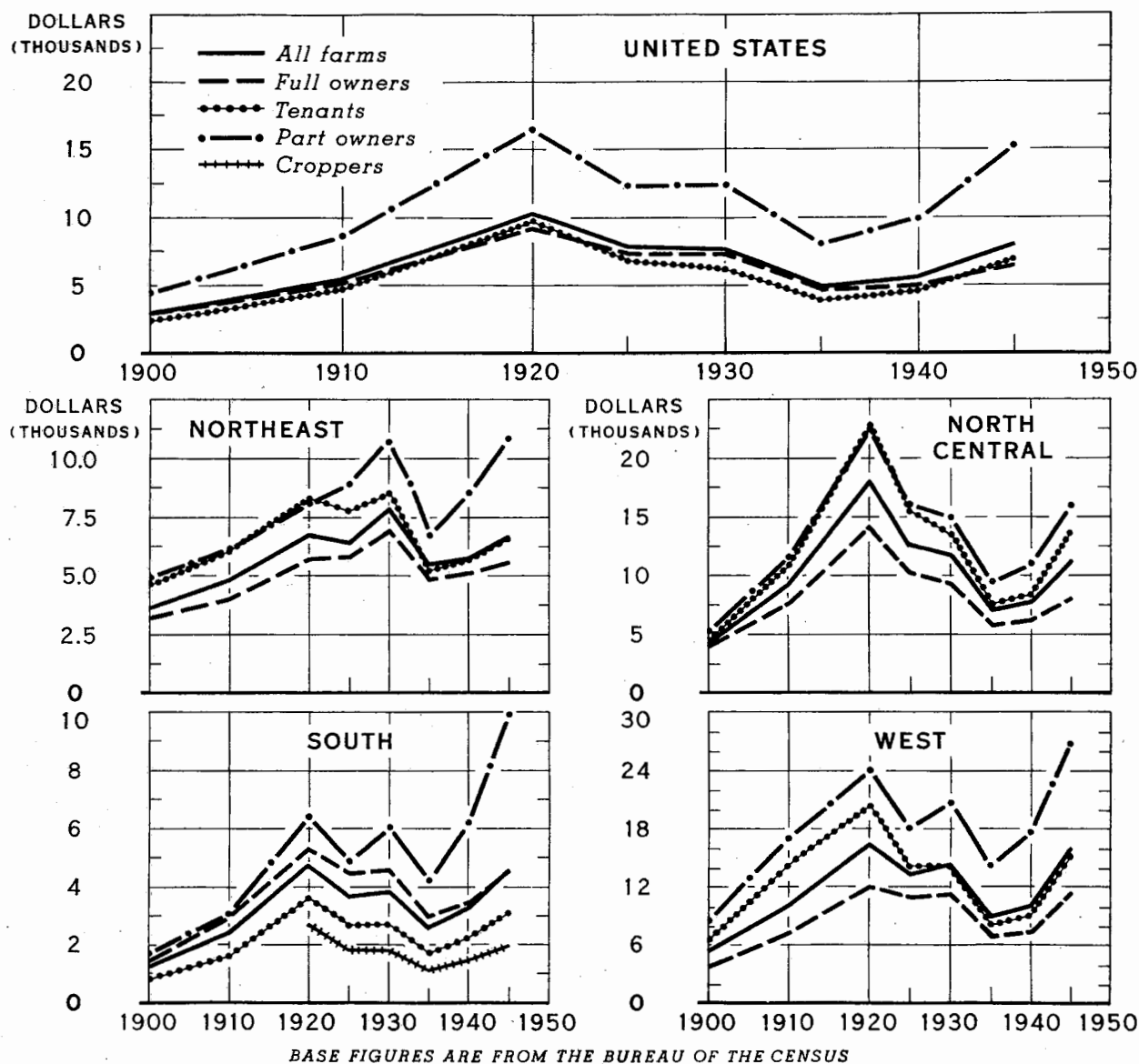
In the Northeast, the average acreage of all operations has remained practically constant since 1900. Tenant farms have remained almost constant in size, while full-owner farms, which include most of the part-time farms, have decreased by about 3 acres in average size. Part-owner operators, whose rented lands are often used for hay and pasture, have increased their average acreages by more than one-fourth.

The long-time trend in the size of farms in the North Central Region and in the West has been upward. Since 1935, the change in average size in each of these areas has been particularly marked. These variations have been due mainly to increasing

acreages for tenant and part-owner farms. The spectacular increases in size of part-owner farms reflect an attempt to provide economical sized farms in areas where small uneconomical ownership units were established originally by the homestead laws. Considerable acreages of lands of absentee owners, grants to railroads, grants for educational purposes, Indian lands, and lands held by the Federal Government are operated under lease by both owners and tenants. Previously these lands often were used without payment of rent. In each of these areas the increased use of machinery has made it possible for both owners and tenants to operate additional acres.

In the South, the widespread adoption of the system of farming with croppers, following the Civil War, materially reduced the average size of farms. Since 1900, tenant farms have increased in average size by one-fifth, or 14 acres. Cropper farms, classified separately for the first time in 1920, have increased by about 2 acres since that date. With some increase in part-time farming among full owners, the size of farms for this tenure group in 1945 was 30 acres below that in 1900. Part-owner farms have increased rapidly in size in recent years.

AVERAGE VALUE OF LAND AND BUILDINGS PER FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS, 1900-1945



U.S. DEPARTMENT OF AGRICULTURE

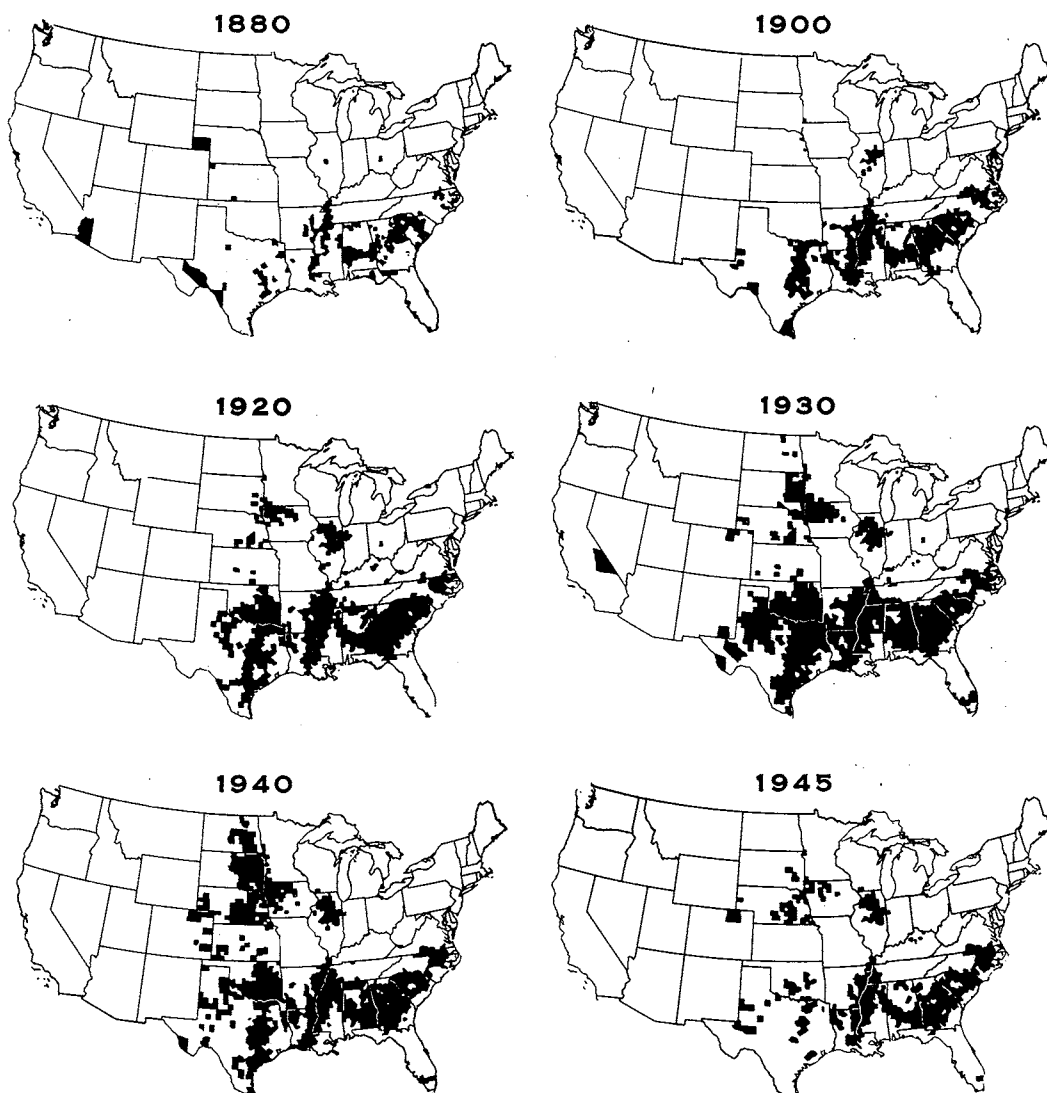
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The highest average value of the land and buildings per farm for a census year was reached in 1920, when the average for all farms in the United States was \$10,284. In 1945 the average, after again climbing rapidly, was \$7,917. Farm real-estate values fluctuate from year to year with general economic conditions and are highly correlated with farm incomes. The per-farm value of the land and buildings is a result not only of the farm income variable but also of the average number of acres in farms. The trend in farm values for each tenure class was strongly upward from 1900 to 1920 and then it was generally downward until 1935. Thereafter, the averages have moved upward in increased tempo. The trend line for tenants was steeper on the rise than for full owners before 1920 and again before 1945. Likewise, in the recession following 1920 the drop for tenant farms was more precipitous.

The trend in the average value of farms, by tenure classes, has been definitely different among the 4 regions. Average values declined rapidly from 1920 to 1935 in the North Central Region but not quite so drastically in the West. In the North-

east, farm values showed little decline until after 1930, while in the South the drop from 1920 to 1935 was interrupted by a period of increase between 1925 and 1930. All regions and all tenures showed increases until 1920 and after 1935. Part-owner farms generally averaged the highest in value in all regions; however, in 1920, tenant farms averaged slightly higher in the Northeast and North Central Regions. In the South, the average value of part-owner farms has increased much more rapidly since 1935 than that for the other tenure groups. In this region tenant farms have always been lower valued than farms in the other tenures because of the inclusion of cropper farms which are very small in size and which have few farm improvements. Except in the South, the average value of full-owner farms has been the lowest of the major tenure groups. Many full-owner farms are small tracts for residential use, that is, as a way of life coupled with a nonfarm occupation. The higher percentage of full owners in the poorer land areas than in other areas contributes to the low value of full-owner farms in comparison with part-owner and tenant farms.

COUNTIES IN WHICH AT LEAST HALF THE FARMS WERE OPERATED BY TENANTS, 1880, 1900, 1920, 1930, 1940, AND 1945



BASE FIGURES ARE FROM THE BUREAU OF THE CENSUS

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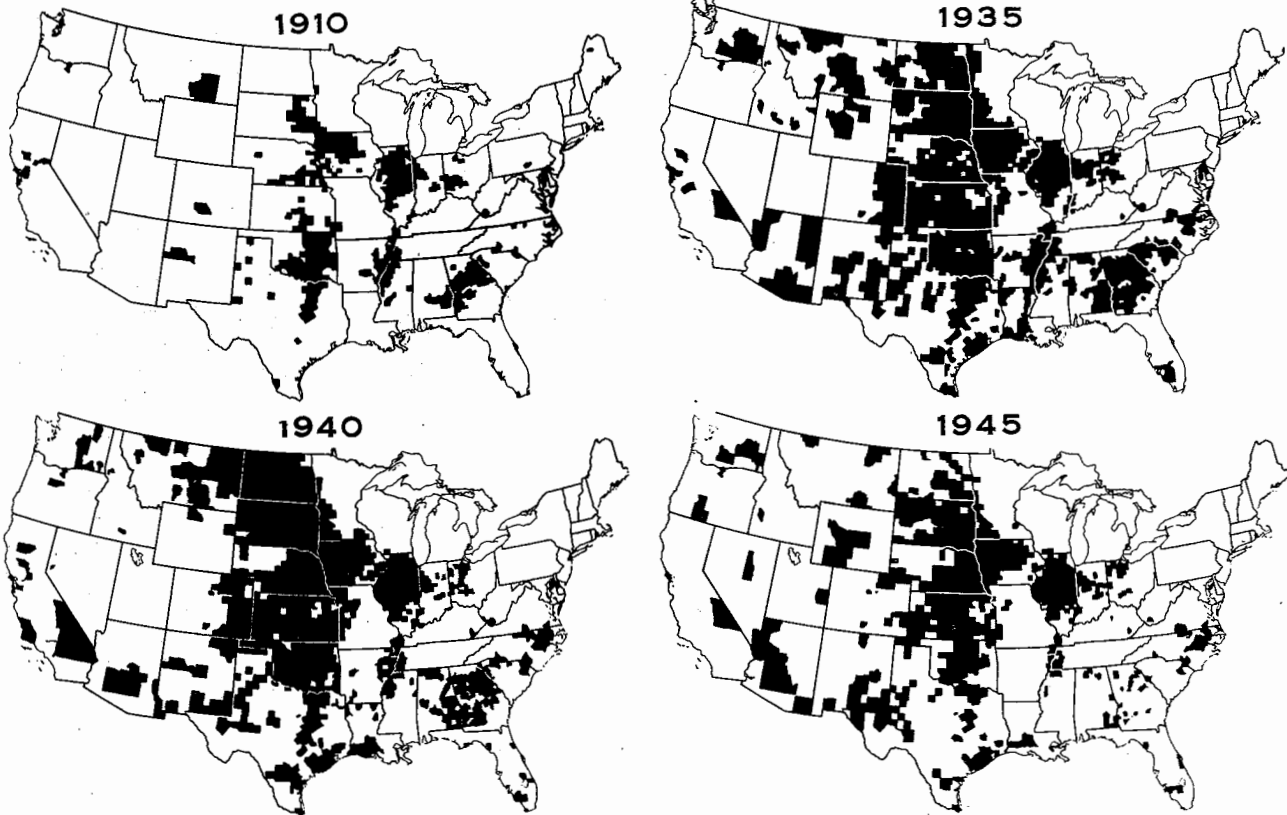
The number of counties in which at least one-half of the farms were operated by tenants increased steadily from 1880 to 1935 but has since declined rapidly. There were 180 such counties in 1880, 382 in 1900, 588 in 1920, 821 in 1930, 891 in 1935, 750 in 1940, and only 372 in 1945. Before 1900, these counties were located principally in the plantation areas. By that date, the number of these counties had expanded considerably in the South and included some counties in central Illinois. From 1900 to 1920, there was a further expansion in the South, particularly in Georgia, Oklahoma, and Texas, and in north central Illinois and northwestern Iowa. The expansion continued rapidly for the next decade in the same areas. The area in Iowa had expanded westward into Nebraska and northward into South Dakota.

In 1940, the number of counties with a majority of their farms tenant-operated was below the 1930 total. This decline occurred mostly in the western Cotton Belt where farmers were using more mechanical equipment and where some were shifting to cattle raising. In this area, many operators of small farms, mostly tenants, left the farm. However, tenancy continued to

expand in the northern Great Plains where thousands of owners were losing their farms through voluntary surrender of title or through foreclosure. The new owners were often State credit agencies, life insurance companies, and other corporations.

The sharp decline in tenancy during World War II was most pronounced in the States along the 100th meridian, in Iowa, and, to a lesser extent, in the eastern Cotton Belt. In the northern States some newcomers, in this period of favorable farm prices, were becoming farm operators through purchase, while many owner and tenant operators were enlarging their holdings, by either purchasing or renting, as former operators went into other employment. In the cotton-producing areas of the South, many croppers and other classes of tenants and wage laborers left the land for other work. Throughout the South, owner operators tended to increase, especially around centers of population. By 1945, the counties with at least one-half of their farms operated by tenants were largely in those parts of the South where cotton and tobacco share croppers were maintained, and in the cash-grain-producing areas of Illinois, Iowa, and Nebraska.

COUNTIES IN WHICH AT LEAST HALF OF THE LAND IN FARMS WAS UNDER LEASE TO THE OPERATOR, 1910, 1935, 1940, AND 1945



BASE FIGURES ARE FROM THE BUREAU OF THE CENSUS

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The rapid increase in farm tenancy in the early years of this century and the decrease in recent years are further portrayed by the counties having at least one-half of the farm land under lease to the operator. Land under lease, as represented on the above maps, includes that operated by tenants, the rented land operated by part owners, and, in 1945, the land rented by the employer for farms operated by managers. In 1910, there were only 403 counties, in 6 widely scattered areas, in which at least one-half of the farm land was rented. Three of these areas were in the Corn Belt; two were wholly in the Cotton Belt; and one was largely in the Cotton Belt, but extended into the wheat-producing counties of Oklahoma and Kansas. Most of the counties were in the Corn Belt States of Illinois, Iowa, South Dakota, Nebraska, Ohio, and the Cotton Belt States of Georgia, Alabama, Mississippi, Arkansas, Oklahoma, and Texas. Only 12 scattered counties were in the West and none in New England, Michigan, Wisconsin, Kentucky, Florida, or Louisiana.

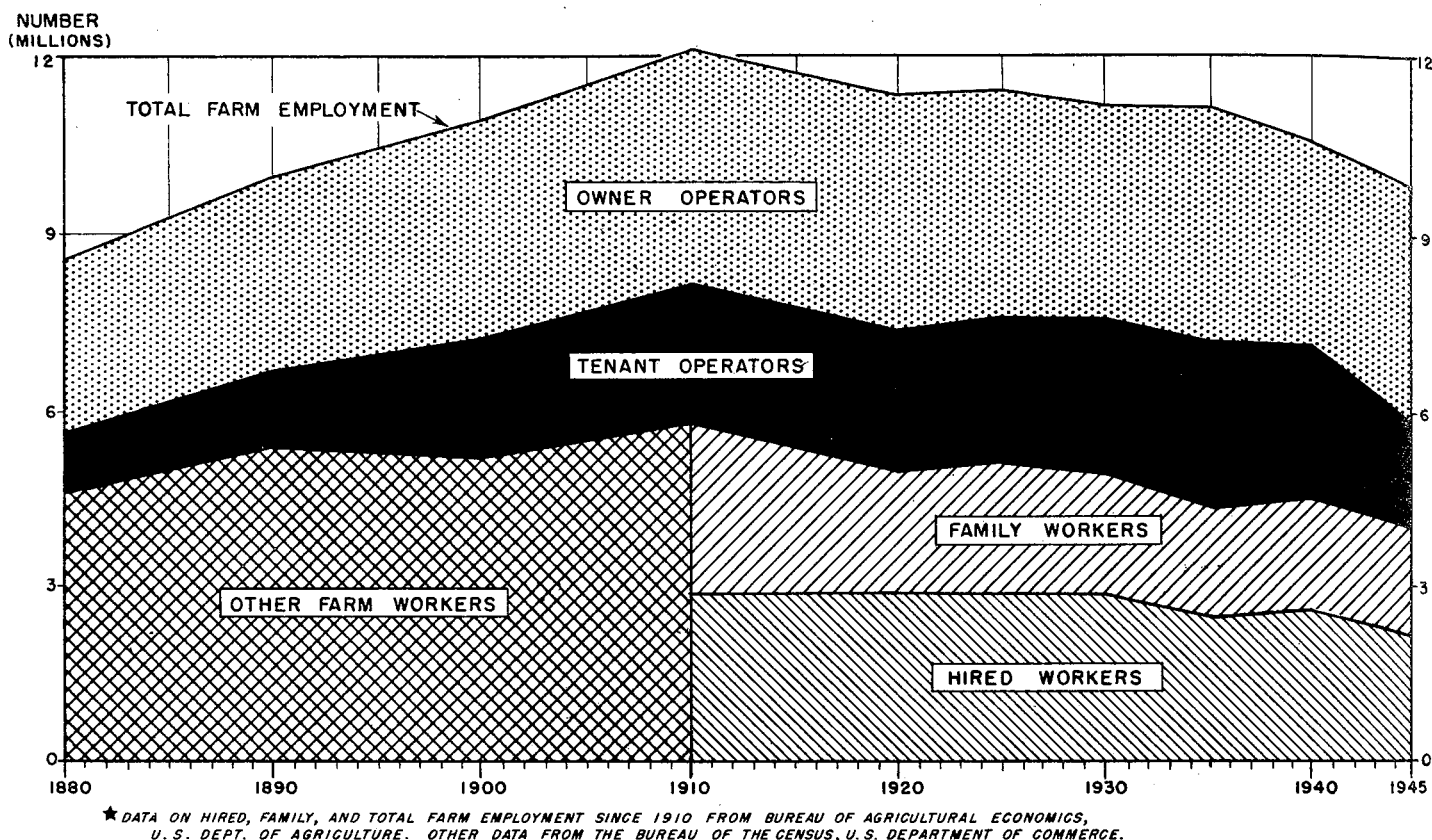
The number of counties with at least one-half of the farm land operated under lease increased to 772 by 1925 and 1,020 by 1930. In 1935, the counties in which at least one-half of the land in farms was under lease numbered 1,107, or more than one-third of the total counties in the United States. One area comprising such counties expanded until it almost covered the eastern Great Plains States and joined another greatly enlarged area in the Corn Belt. The increased acreage of rented land in the Great Plains after 1910 was largely an aftermath of the Federal Government's homestead policy which limited the size of a holding to something less than an economic unit. An operator had to rent additional land in order to have enough acreage to earn a livelihood. In the West, there was

also, during this period, an increased leasing, for farm use, of lands belonging to State and Federal agencies and private corporations. Increased representation occurred in several of the Western States—Montana, Wyoming, New Mexico, Arizona, and Washington. In the South, the number of counties also increased, particularly in the Mississippi Delta, the southern Piedmont, and the upper Coastal Plain of Alabama, Georgia, and the Carolinas, where cotton acreage had been expanded.

By 1940, the counties having at least one-half of the farm land leased had decreased slightly to 1,017. During this 5-year period, there was a marked increase in the Great Plains States, where there had been large losses in ownership through inability to meet debt payments or through delinquent-tax sales. The situation in the Corn Belt remained essentially as in 1935, with a slight thinning out in the eastern part. Reductions in cotton acreage had caused many croppers and renters to leave their farms. Consequently, there was an appreciable decrease in leased land in the eastern Cotton Belt, much of the land reverting to less extensive uses, such as to pasture for increased livestock production and to forestry.

By 1945, the number of counties had decreased to 592. The eastern Great Plains States and Iowa and Illinois remained the areas of greatest concentration. However, the Great Plains and the Cotton Belt had lost heavily in rented land. Much of the land that was lost by owner operators in the 1930's had, through higher farm-purchasing power, returned to owner-operatorship. Also, the war drained more manpower from the tenant group as tenants were younger and had fewer and weaker ties to the land. Tenants, particularly croppers, had been leaving the farms in parts of the South since the 1920's.

PERSONS EMPLOYED ON FARMS—NUMBER OF OWNER AND TENANT OPERATORS, OTHER FAMILY WORKERS, AND HIRED WORKERS, FOR THE UNITED STATES: CENSUS YEARS 1880-1945*



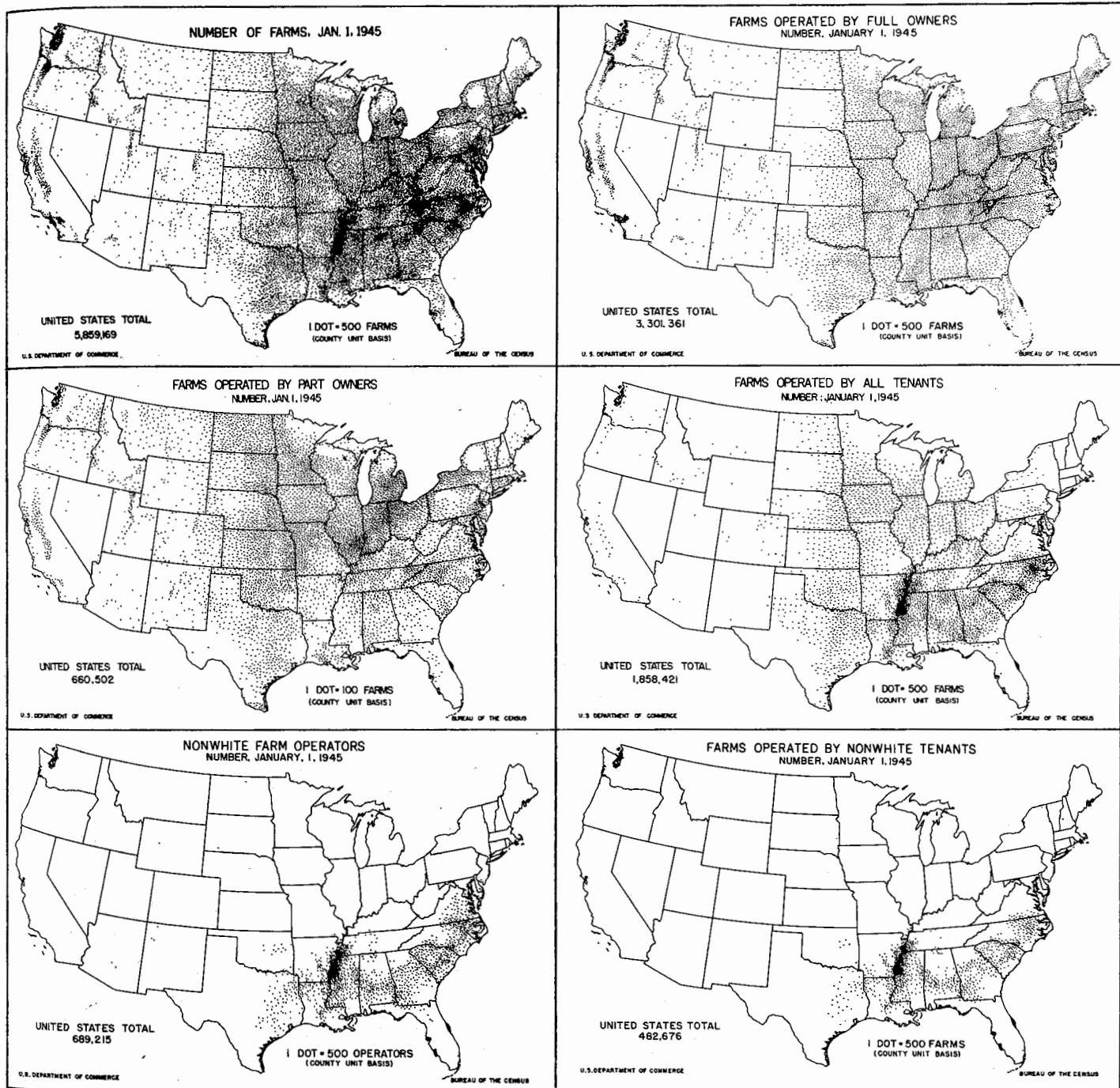
The total number and the composition of the labor force on the farms of the Nation have changed materially since 1880. Concurrently, there has been a decline in the proportion of the total labor force employed in agriculture. The total number of persons employed on farms increased at a rapid rate until 1910 during the period when there was a rapid increase in the number of farms. Since that time, technological improvements have made possible a continued expansion in farm production with a declining number of farm workers. By 1945, the net decline in farm workers had occurred at the expense of all groups other than owners and managers. The number of tenant operators increased steadily until 1935 but dropped sharply thereafter. In 1880, about 12 percent of the persons employed in agriculture were tenant operators; in 1935, about 26 percent; and in 1945, about 19 percent. The proportion of the farm labor force represented by owner operators remained about one-third until 1945 when it reached two-fifths. It is recognized that more of the owners in 1945 were part-time operators and may have performed fewer man-hours per person at farm work than tenants in that period or owner operators in 1910.

The number of hired workers remained almost constant from 1910 until 1930, but has since declined with the greatest drop

occurring during the recent war, when labor available for farm work was extremely scarce. About one-fourth of those employed in agriculture were hired workers in 1920, 1925, 1930, and 1940, while the proportion was about one in five in 1935 and 1945. Although the average size of farms increased from 138.1 to 194.8 acres from 1910 to 1945, the number of hired workers decreased from 2,877,000 to 2,118,000. This indicates that, even with the increase in the size of farms, farm operators depended less on hired help in 1945 than in 1910. The reduction in the proportion of hired labor was most pronounced in the North Central States and in the South. In the West, particularly in the Pacific Coast States, hired workers increased in relative importance.

The number of family workers other than farm operators is designated on the chart as "family workers." There were far fewer family workers in 1945 than in 1910, the numbers being 1,867,000 in 1945 and 2,907,000 in 1910. The relative decline is indicated by the fact that family workers in 1910 represented 24 percent of the total persons employed in agriculture and in 1945 they represented 19 percent of the total. Since 1920 the proportion of family workers has remained relatively stable.

NUMBER OF FARMS, BY COLOR AND TENURE OF OPERATOR, FOR THE UNITED STATES: 1945



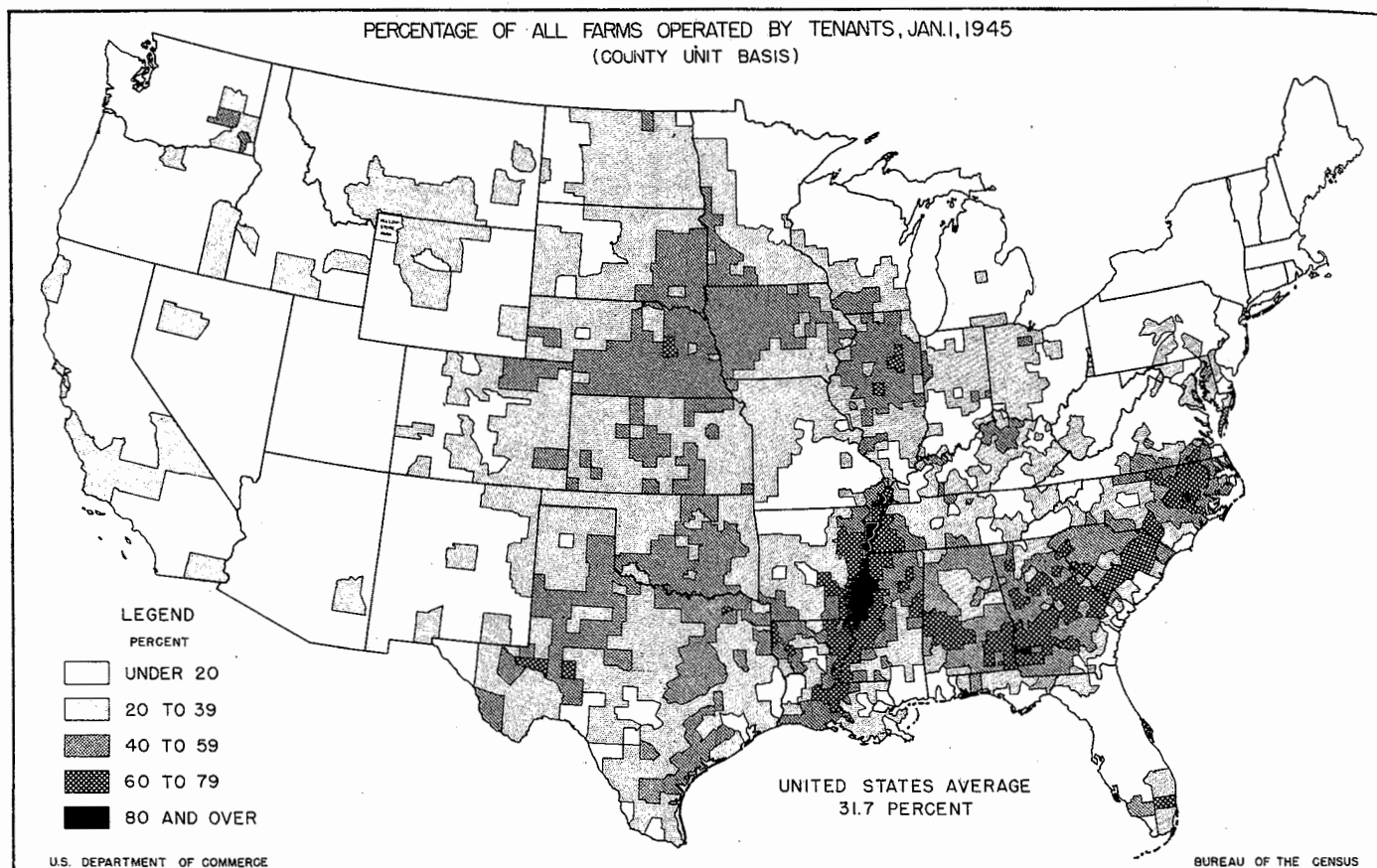
The total of 5,859,169 farms in 1945 was the lowest number recorded since 1900. Of these, 497,788 were in the 9 Northeastern States; 1,985,790 in the 12 North Central States; 2,881,135 in the 16 Southern States, and 494,456 in the 11 Western States. The concentration of farms varies with the proportion of land in farms and the size of farms. The greatest density in the number of farms is in the Mississippi Delta, the southern Appalachians, and the Coastal Plains of North Carolina.

Full-owner farms are most numerous in the dairy and industrial areas of the upper Ohio Valley, in the southern Appalachians, and in the irrigated areas of the West. Part-owner farms are most prevalent in the corn and wheat areas, where the increase in the size of farms has been made possible through the use of mechanical equipment. Southern Illinois, Indiana, northern Ohio, and southern Michigan have a particularly high concentration of part-owner farms.

The highest concentration of tenant farms is in the cotton

and tobacco areas, where many farms are small cropper-operated tracts with a high proportion of cropland, and generally where there is a high proportion of nonwhite operators. The South, which comprises less than one-third of the total land area of the Nation, has almost one-half of the farms and about two-thirds of the tenants.

White farm operators include Mexicans, and nonwhite operators include Negroes, Indians, Chinese, Japanese, and all other nonwhite races. Of the nonwhite operators, 96.5 percent were in the South. The area of greatest concentration of nonwhite operators is the Mississippi Delta; large numbers are also found in the Black Prairie of Alabama and Mississippi and the Piedmont and upper Coastal Plains of Alabama, Georgia, the Carolinas, and Virginia. Nonwhite operators in the South are Negroes except a few Indians, principally in Oklahoma and North Carolina, while in the West they are primarily Indians. Of 689,215 nonwhite operators, 70 percent were tenants in 1945.



Almost one-third (31.7 percent) of the Nation's farms were operated by tenants in 1945. The highest percentage of tenancy was found in the South, and the lowest percentages in the Northeast and West.

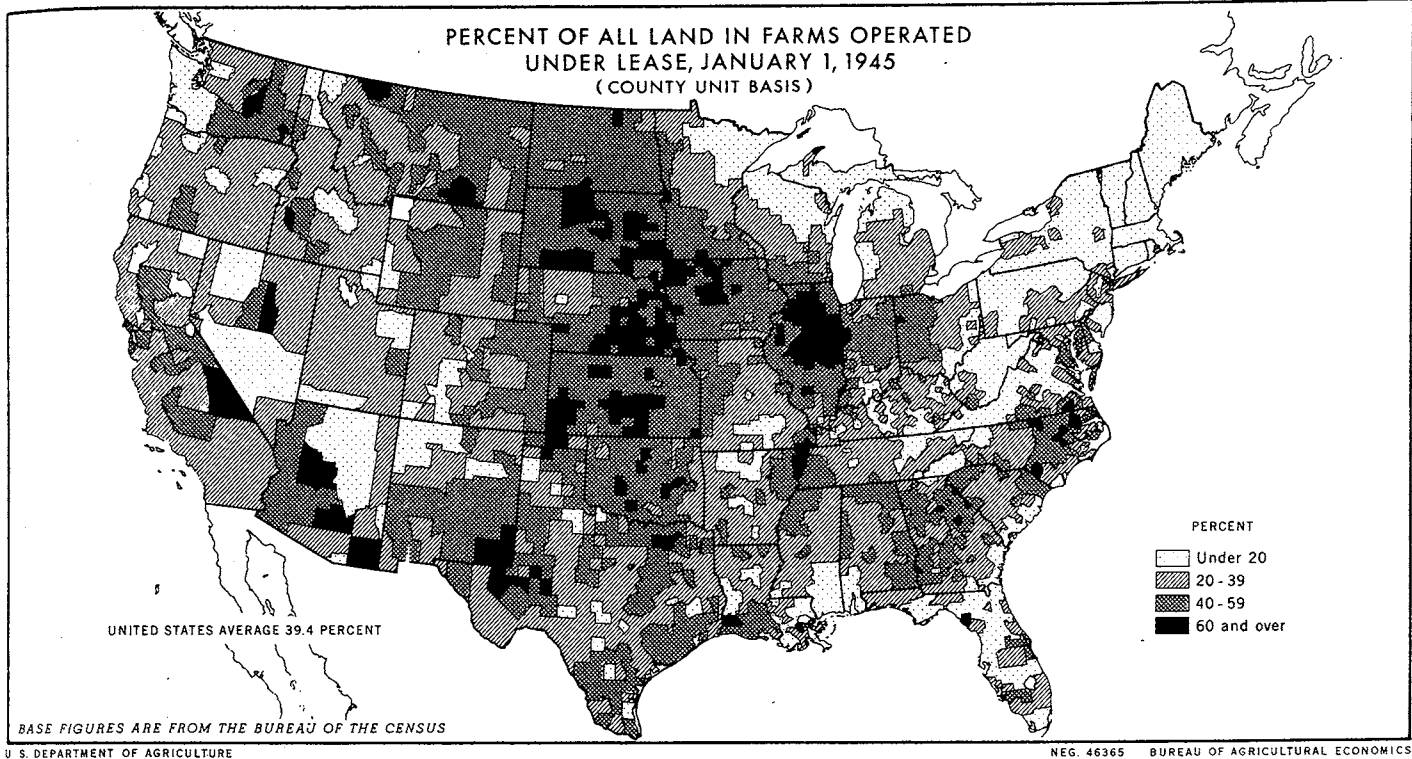
The percentage of tenancy varied widely among the regions and States and within the States. The percentages in the 4 main regions were 40.4 for the South, 29.1 for the North Central Region, 14.5 for the West, and 8.6 for the Northeast. Mississippi had the highest percentage of any State, with 59.3 percent; Massachusetts had the lowest, with 2.6 percent. In Mississippi, in several counties more than 90 percent of the farms were operated by tenants, while in several other counties of this State less than 5 percent of the farms were operated by tenants.

A high percentage of tenancy is associated with areas where staple cash crops—cotton, corn, wheat, and tobacco—are grown and in the South it is also associated with areas of a high percentage of nonwhite farm population. In the Mississippi Delta, where nonwhite share croppers are found in largest numbers and

where cotton is the cash crop, there was a very high percentage of tenancy. Other areas with a relatively high percentage are the Black Prairie of Alabama and Mississippi, the upper Coastal Plains of Alabama, Georgia, South Carolina, and North Carolina, and the central part of the Corn Belt. The States along the 100th meridian comprise the largest contiguous area with a moderate percentage of tenancy. A low percentage of tenancy occurs in areas of dairying, livestock production, fruit and vegetable production, and part-time farming.

In the plantation areas of the South, ownership units are much larger than operating units. There, a tenure system has been developed that provides a relatively high degree of supervision by the resident landlord over the farming operations of the tenants. In the Corn Belt and in the States along the 100th meridian, absentee ownership is more prevalent than in the South and tenants are accustomed to exercising greater responsibility in the operation of their farms.

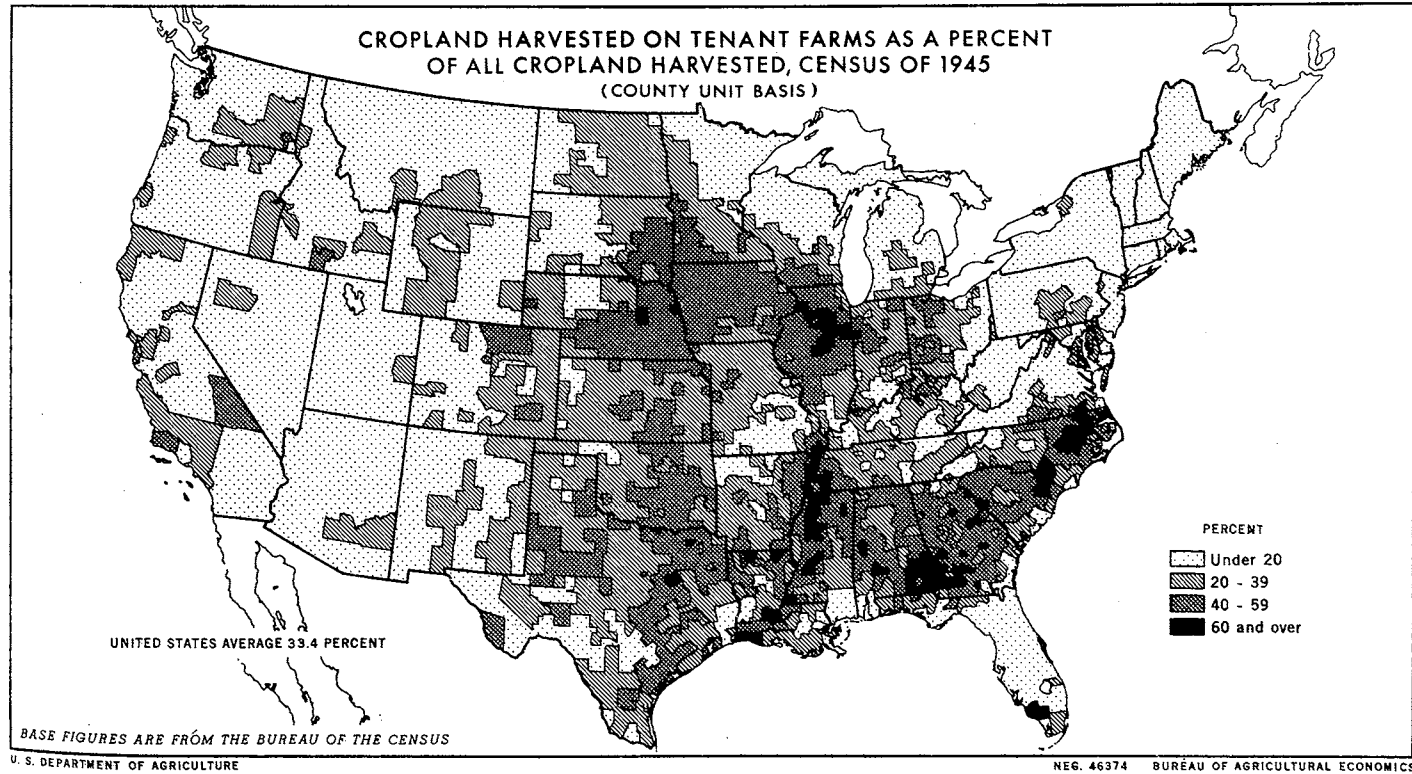
PERCENT OF ALL LAND IN FARMS OPERATED
UNDER LEASE, JANUARY 1, 1945
(COUNTY UNIT BASIS)



Land in farms operated under lease includes all land in tenant farms, the rented portion of all part-owner farms, and, for 1945, the rented portion of manager-operated farms when any of the land in such farms was leased by the employer from others. The largest contiguous area having a high proportion of land under lease included the Corn Belt and parts of the

Great Plains States. The States with the highest proportion of farm land rented were South Dakota with 58.0 percent and Illinois with 57.9 percent. In the Northeast, the northern part of the Lake States, the lower Appalachians, the eastern part of the coastal fringe of the Gulf States, the Ozarks, and in scattered parts of the West a low percentage of land was under lease.

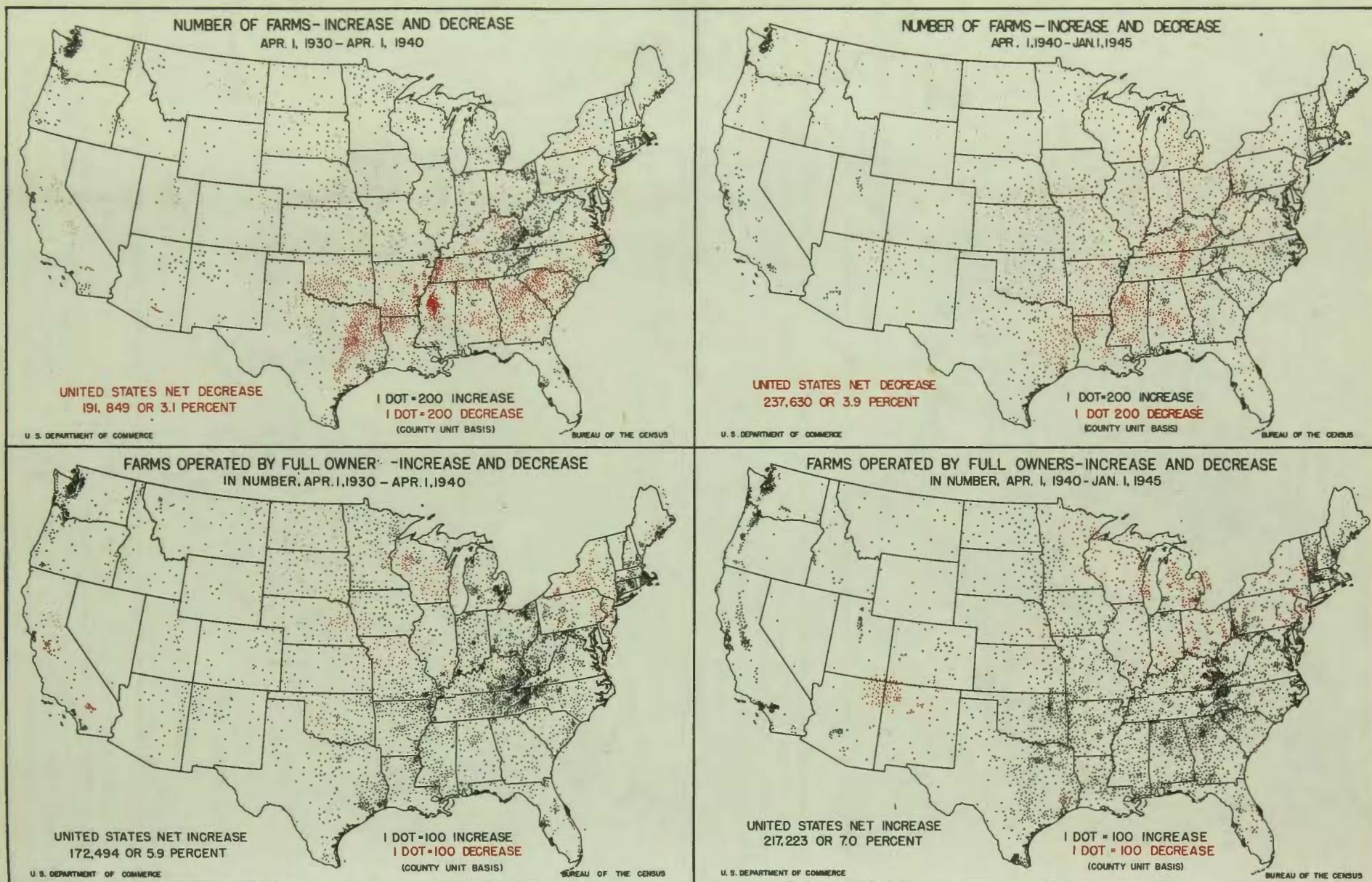
CROPLAND HARVESTED ON TENANT FARMS AS A PERCENT
OF ALL CROPLAND HARVESTED, CENSUS OF 1945
(COUNTY UNIT BASIS)



For the United States as a whole, 33.4 percent of the cropland harvested was in tenant farms, which farms comprised 31.7 percent of all farms. In the South, the percentage of the total cropland harvested which was in tenant farms was lower than the percentage of farms operated by tenants. In the North Central Region the reverse situation is true. In both of these

regions, tenant farms tend to have a higher proportion of their area in crops than owner-operated farms. In the Northeast, only 10.8 percent of the cropland harvested was in farms operated by tenants, which percentage contrasts with 18.6 in the West, 35.5 in the North Central Region, and 39.1 in the South.

CHANGE IN NUMBER OF FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1930 TO 1940 AND 1940 TO 1945



The number of farms, which had increased from 6,288,648 in 1930 to 6,812,350 in 1935, has since shown two successive declines, to 6,096,799 in 1940 and to 5,859,169 in 1945. During the first 5-year period a tremendous "back-to-the-land movement" was taking place in many parts of the country. People were returning to their former home communities or to part-time or subsistence farms in the areas where they had been employed in industry. By 1940, the trend in migration was again to industrial centers and the number of farms had receded nearly 200,000 below the total 10 years earlier. The losses in numbers of farms took place mostly in the cotton and tobacco areas of the South where less acreage was being used in cultivated crop production, and more land was being used for pasture and forage; and in the Great Plains where a return to pasture was being effected as well as where the consolidation of farms into larger operating units was taking place. During the decade, there was an increase in the number of farms in the southern Appalachians, the northern part of the Lake States, southern New England, southern Texas, and in irrigated areas of the West.

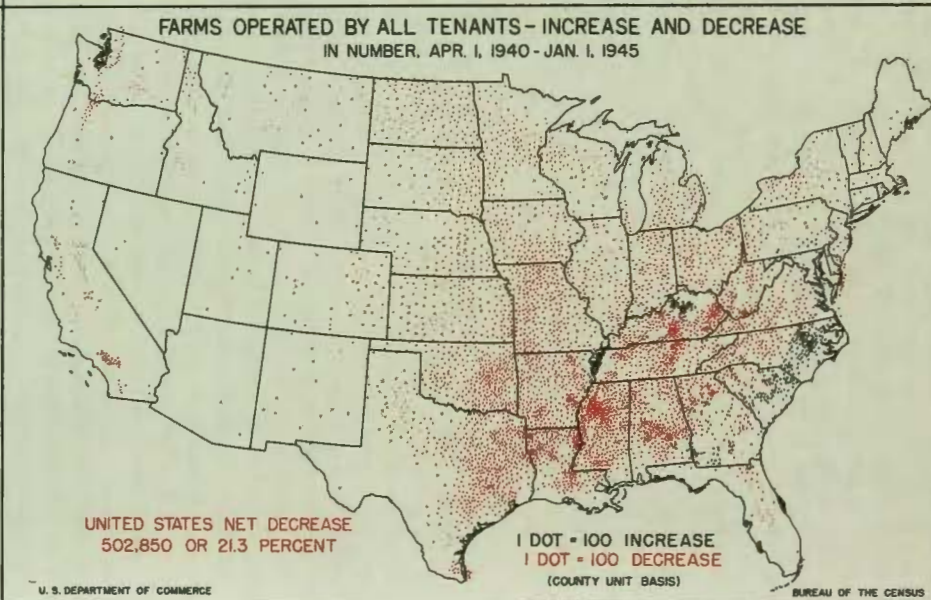
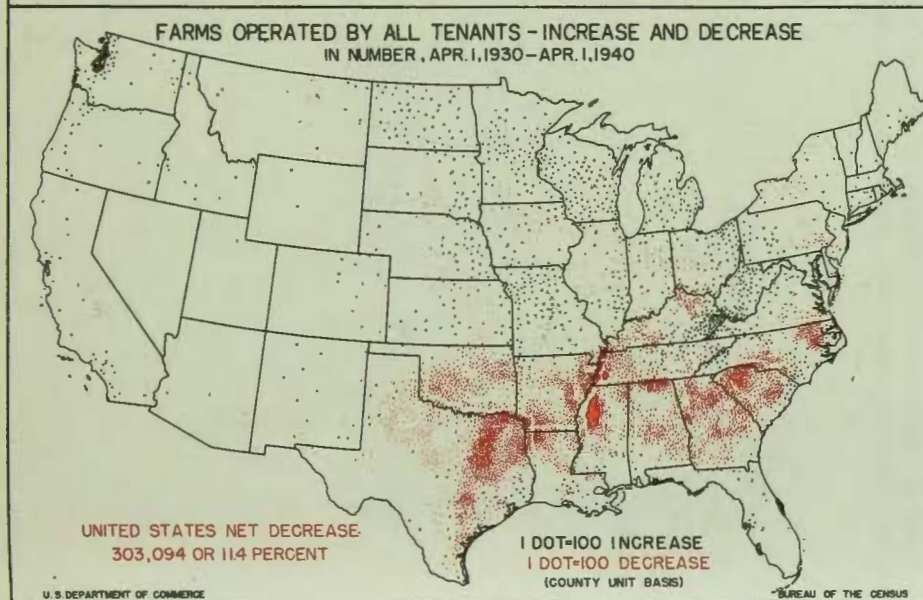
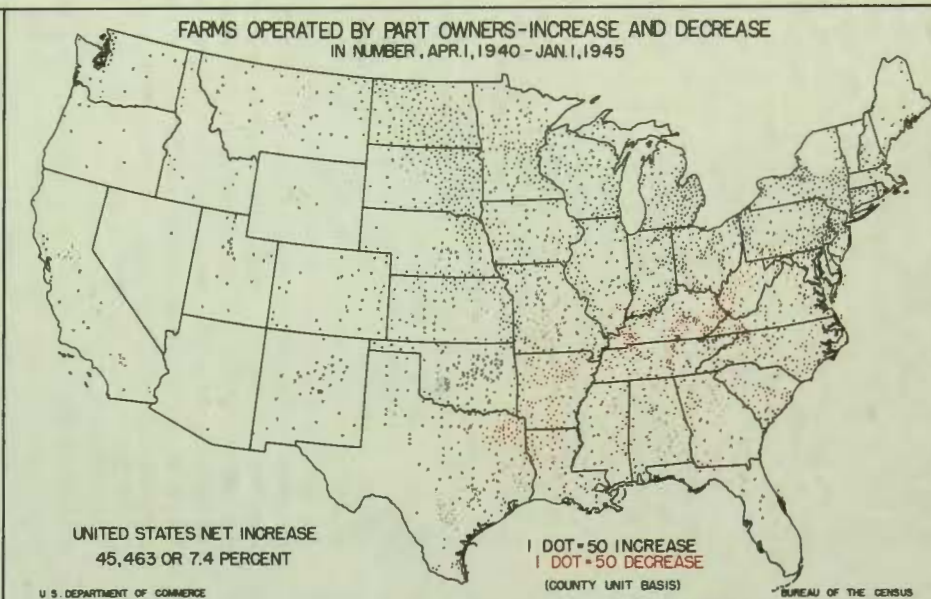
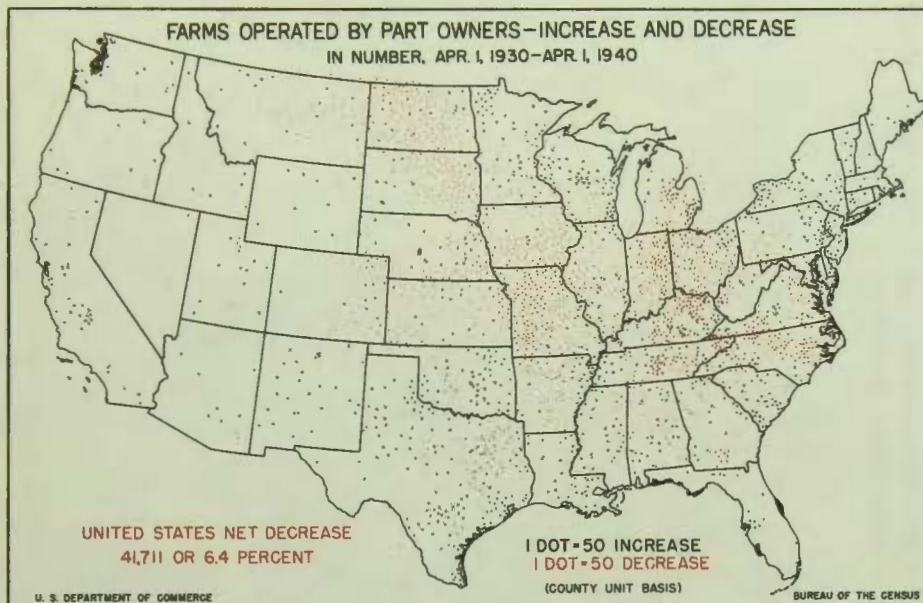
During the period covered by World War II, there was a further decrease of 3.9 percent in the number of farms. Decreases occurred in the cotton areas where other intensive crops were not substituted, in the grain areas where increased use of machinery permitted the operation of larger acreages, and in areas of low farm incomes where operators of farms entered war work. Increases in number of farms occurred in scattered areas of the East, South, and Pacific States near new industrial activity, and in a large part of the tobacco-producing area. Such influences as the level of farm income, opportunities for industrial and other off-farm work, desire for rural residences, inclusion of tracts with rural homes as farms because of price increases, delayed retirement, landlords taking over operation of farms, and enhancement in the gross value of farms were some of the more important causes of increases or decreases in farms of the various tenure classes during World War II.

The number of full-owner farms increased by 13.4 percent during the 15 years from 1930 to 1945. There was an increase

of 298,580 full-owner farms from 1930 to 1935, a decrease of 126,086 from 1935 to 1940, and an increase of 217,223 from 1940 to 1945. In the depression period of the 1930's many persons who returned to rural areas used their savings to buy small farms, often in low-valued land areas near their former homes. This was particularly true in the Appalachian region. In other areas, especially in the North and East, many of these newcomers were looking for a rural home for greater security and as a means of supplying a part of the family living; an industrial occupation often continued to furnish the principal family income. There were many farm foreclosures during the 1930's. The decreases in the number of owner-operated farms through foreclosure were offset in some degree by increased purchases of small farms by former industrial workers. Foreclosures were particularly severe in the Great Plains.

The influences affecting the number of full-owner farms during the war years, 1940-45, were generally different from those for the previous decade. The need for people in industry and the Armed Forces caused a tremendous loss of farm workers. Many farms that had been operated by their owners were incorporated with tenant or other owner-operated farms. At the same time, purchases were made of farms near war plants, often for residences or part-time farming. New owner operators were numerous in the southern Appalachians and around many cities, for example, Atlanta, Birmingham, Tulsa, Fort Worth, Dallas, Los Angeles, and Seattle. High farm incomes also promoted the purchase of farms that were adequate for full-time employment where mechanical aids could be utilized, but much of this increase was obscured by decreases resulting from the combining of farms. The South accounted for 181,366 of the total increase of 217,223 full-owner-operated farms during this period. Decreases in full-owner farms were common in many parts of the United States, being particularly extensive in eastern Pennsylvania, eastern New York, Ohio, southern Indiana, Michigan, Wisconsin, Minnesota, Kansas, and Nebraska. The apparently marked decrease in number of full-owner farms in Arizona and New Mexico resulted from a change in the method of enumerating Indian reservations.

CHANGE IN NUMBER OF FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1930 TO 1940 AND 1940 TO 1945—Continued



Part-owner farms are most prevalent in the North Central and Great Plains States. From 1930 to 1940, however, the small increases in the number of part-owner farms were most pronounced in the regions adjoining the concentrated area of part-owner farms. Many owners who had worked in industry before the depression rented additional lands that had been idle in order to provide more adequate farm units. Restricted areas of the Lake States, the Northeast, the South, and the West had increases. Decreases in part-owner farms were most prevalent in the principal corn, wheat, and tobacco areas. In these areas, increased competition for farm land and the prolonged years of adverse economic conditions caused many part owners to reduce their farming operations to include only the land they owned, while others lost title to their land and became tenants. This resulted in a net decrease for the Nation of 6.4 percent in part-owner farms for the decade.

The change in part-owner farms from 1940 to 1945 was quite different from that for the previous decade. Thus, increases during the war period were most prevalent in the North, particularly in the Missouri Valley and the Northeast. While labor was scarce many owners rented nearby lands, as in the corn and wheat regions. In the East, such expansion consisted of hay and pasture lands more than of tilled crop lands. In the South, part-owner farms increased only in scattered small areas except in central Oklahoma and southern Texas. The Western States had appreciable increases in numbers and relatively greater increases in acreage per farm. The greatest concentration of loss in part-owner operators in the South occurred in Kentucky, Arkansas, and eastern Texas, particularly in the less productive areas. This loss of part owners does not mean necessarily that they gave up ownership, for many of them ceased to rent land to operate and in some instances either rented out their owned acres or let them lie idle temporarily. In some instances part owners may have bought additional land so as to provide a farm of satisfactory size without renting.

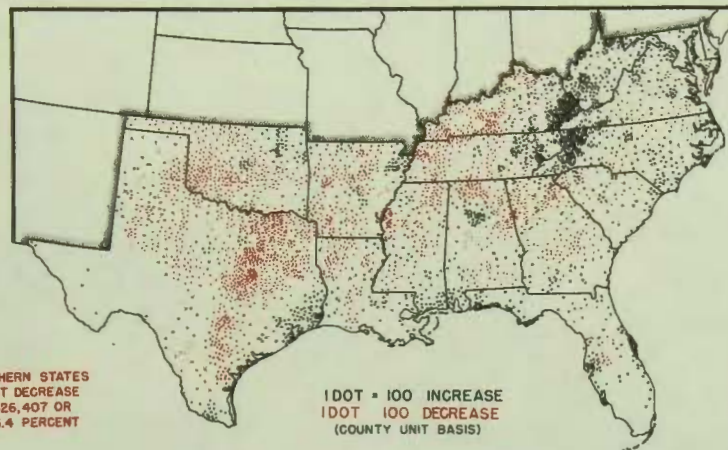
From 1930 to 1940, there was a net decrease of 11.4 percent

in the number of tenants. This includes both the depression period when tenancy increased rapidly and the recovery period when tenancy declined. The decrease for the 10-year period was confined almost wholly to the cotton and, to a less extent, the tobacco counties of the South. The greatest decrease came in the Mississippi Delta and adjoining alluvial soils, the Piedmont of Georgia and South Carolina, the Black Prairie of Texas, and the Tennessee Valley of Alabama. Many tenants were crowded out of cotton farming or became farm wage laborers and many were employed at public works. Increases in the number of tenants from 1930 to 1940 were predominant in the lower Appalachians and parts of the dairy, the corn, and wheat areas, and in the Pacific Coast States. Most of these increases occurred before 1935.

The rapid decline in tenancy which began about 1935 continued during the war. The decrease from 1940 to 1945 was most pronounced in the South, particularly in the cotton areas and parts of the tobacco areas. Tenants with the least stable tenure and generally the younger ones were drawn from the farms in great numbers throughout the country. There was a loss of farm workers in all areas. The extent of the reduction of tenants in an area, therefore, depended upon the surplus labor available, the adaptability of the area to labor-saving machines, and the importance to the war effort of the farm products grown. Very few counties had increases in tenancy from 1940 to 1945. These were concentrated in the tobacco areas in the bluegrass section of Kentucky and the Coastal Plains of the Carolinas, scattered counties of Georgia, and a few Delta counties of Missouri and Arkansas. Although the number of croppers had declined from 1940 to 1945, the percentage decrease was slightly less than that for other classes of tenants. Thus, the forces that were operating to decrease the number of croppers were also operating in the same areas to a somewhat greater degree to decrease the number of other tenants. There was a greater relative loss, in this period, of white tenants than of nonwhite tenants.

CHANGE IN NUMBER OF FARMS, BY COLOR AND TENURE OF OPERATOR, FOR THE SOUTH: 1930 TO 1945 AND 1940 TO 1945

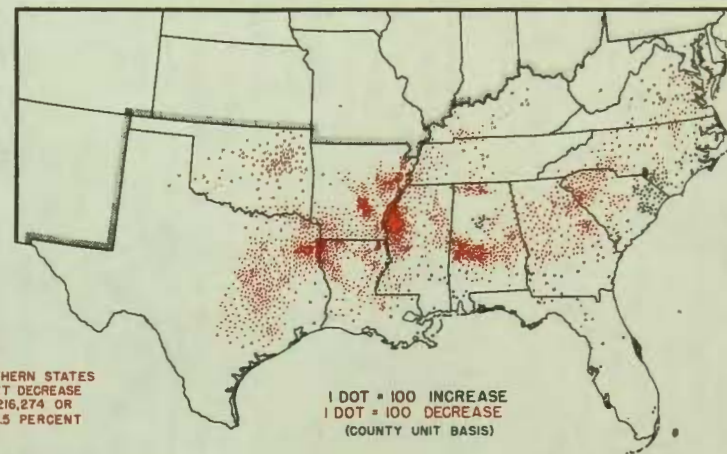
FARMS OPERATED BY WHITE OPERATORS - INCREASE AND DECREASE
IN NUMBER, APR. 1, 1930 - JAN. 1, 1945



U.S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

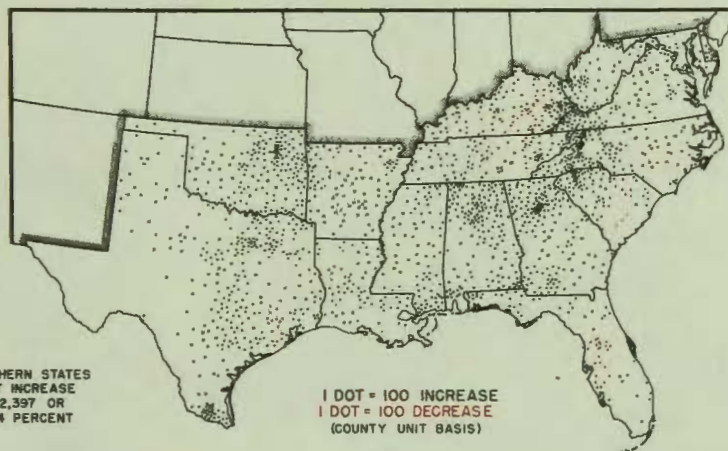
FARMS OPERATED BY NONWHITE OPERATORS - INCREASE AND DECREASE
IN NUMBER, APR. 1, 1930 - JAN. 1, 1945



U.S. DEPARTMENT OF COMMERCE

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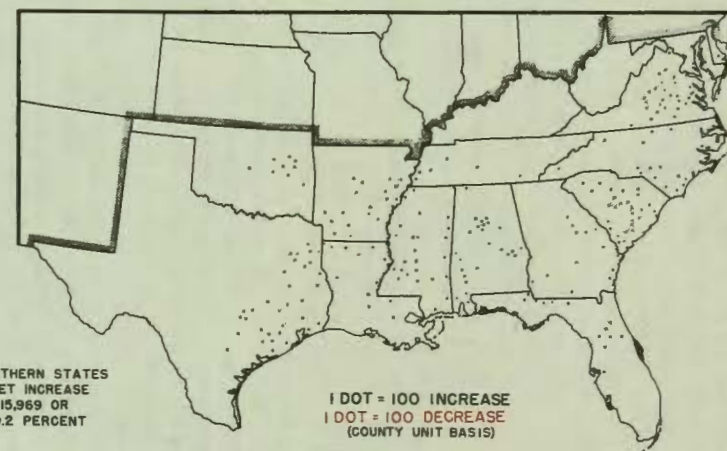
FARMS OPERATED BY WHITE OWNERS - INCREASE AND DECREASE
IN NUMBER, APR. 1, 1940 - JAN. 1, 1945



U.S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

FARMS OPERATED BY NONWHITE OWNERS - INCREASE AND DECREASE
IN NUMBER, APR. 1, 1940 - JAN. 1, 1945



U.S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

The World War II period was one of marked change in the farm-tenure pattern in the South. The decline in the number of farms, which began about 1935, continued throughout the war period. In the 15-year period, 1930 to 1945, white farm operators declined 126,407 or 5.4 percent and nonwhite operators, 216,274 or 24.5 percent. But both white and nonwhite owner operators increased and both white and nonwhite tenant operators decreased. In the three component 5-year intervals, the pattern for white and nonwhite owners was similar; thus, the number of owner operators in each of these color groups increased in the first 5-year interval (the depression years), decreased in the second (the recovery period), and increased again in the third (the war period). On the other hand, white tenants increased in the depression years and decreased successively in the next two intervals, while nonwhite tenants have decreased continuously through all three periods.

The greatest concentration of counties showing net increases in white operators was in the southern Appalachians where the increase began during the depression and continued through the war. White operators also increased in many small localized areas around urban centers. The expansion of part-time farming, where enough agricultural products were produced in connection with rural residences for the land to be classed as farms, meant a large increase in the number of farms near areas of expanding urban population. Some of the more important of these centers are Birmingham, Houston, Knoxville, Mobile, Richmond, Oklahoma City, Tulsa, and Tampa. White operators increased in counties of northeastern Arkansas and northwestern and southern Texas where additions were made to the cropland. The decline in the number of white operators was generally in areas where there was a reduction in acreage of such cash crops as cotton and dark tobacco, resulting in a surplus in the labor force. Mechanization, no doubt, played an important part in bringing about this loss of white operators in some areas, while less intensive types of farming were developing in other areas. Greatest losses of white operators were found in the upper Piedmont of Georgia and Alabama, the Tennessee Valley, the Texas Black Prairie, and southwestern Oklahoma.

The outstanding change in the number of farm operators from 1930 to 1945 was the decrease of one-fourth in the number of nonwhite operators. Decreases were greatest in areas of greatest density of nonwhite farm population. In one area

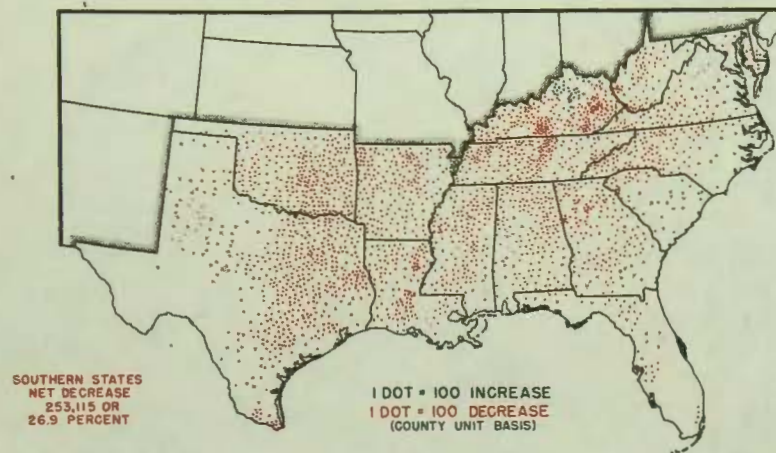
which had large numbers of nonwhite farm population, viz, the Coastal Plains of North Carolina extending into South Carolina—a tobacco-growing area—there was a notable increase in farms operated by nonwhite farmers. The areas having net increases were not widespread and were generally in the Coastal Plains, where there was a net expansion in the cotton, peanut, and tobacco acreage. Jefferson County, Alabama, also had an increase which apparently was a result of increase in the number of part-time farms and rural residences. The greatest net losses in nonwhite operators were recorded in the cotton alluvial land areas of the Mississippi Valley. Other areas that had considerable losses were the Piedmont of South Carolina and Georgia, the Black Prairies of Alabama and Texas, and east central Oklahoma.

The 10.4 percent net increase in farms operated by white owners, including both part owners and full owners, from 1940 to 1945, was rather general in all the Southern States. Counties with net increases were most prevalent in the predominantly white farm-population areas and near communities offering chances to work off the farms. Areas showing greatest increases were the southern Appalachians, the Gulf Coastal Plain, eastern Oklahoma, and central Texas. Some urban workers, many with rural backgrounds, bought small farms for homes which were relatively inexpensive; likewise, full-time farm operators also were purchasing farms. Many owner operators reduced the number of their tenants and croppers which resulted in an increase in the size of owner-operator farms, even though large numbers of extremely small farms were added to the owner-operator group. Counties with net decreases in the number of farms operated by white owners from 1940 to 1945 were scattered throughout the South, generally in areas where there were greatest losses of farm workers.

The increase in the number of farms operated by nonwhite owners in the South from 1940 to 1945 was 9.2 percent. The counties with net increases were in or near the areas with a high proportion of nonwhite rural population with the exception that plantation areas, such as the Mississippi Delta, the Alabama Black Prairie, and the Piedmont, showed little increase in nonwhite owner operators. The few counties with decreases were more localized than the counties with increases. The major areas were east central Virginia, southern South Carolina, and the alluvial areas of the Mississippi River Valley.

CHANGE IN NUMBER OF FARMS, BY COLOR AND TENURE OF OPERATOR, FOR THE SOUTH: 1930 TO 1945 AND 1940 TO 1945—Continued

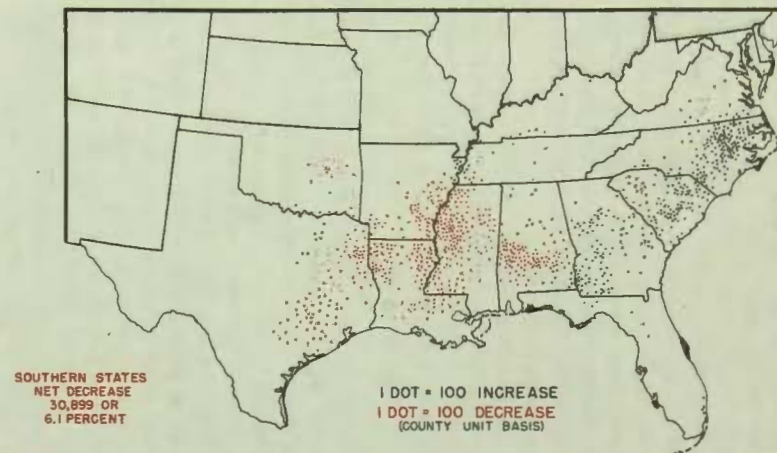
FARMS OPERATED BY WHITE TENANTS—INCREASE AND DECREASE
IN NUMBER, APR. 1, 1940 - JAN. 1, 1945



U. S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

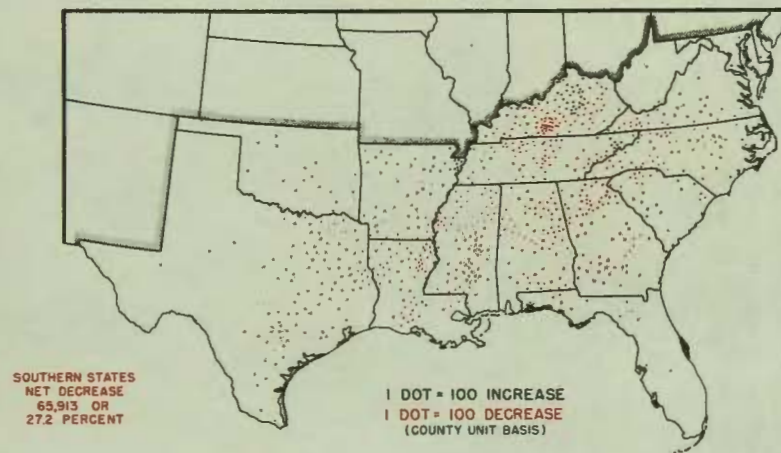
FARMS OPERATED BY NONWHITE TENANTS—INCREASE AND DECREASE
IN NUMBER, APR. 1, 1940 - JAN. 1, 1945



U. S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

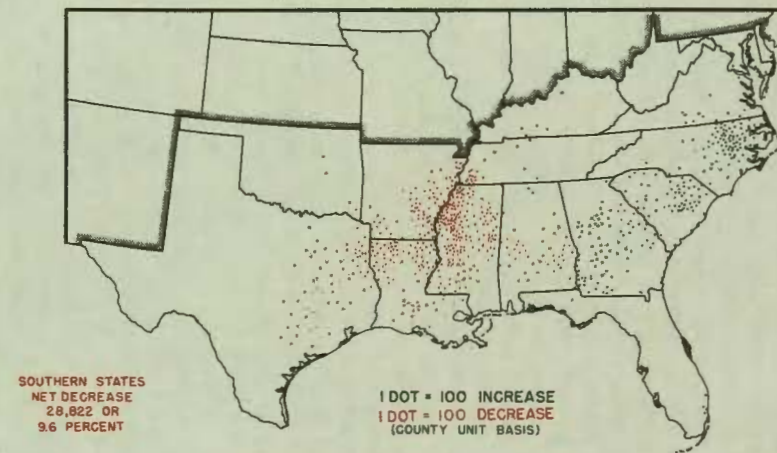
FARMS OPERATED BY WHITE CROPPERS—INCREASE AND DECREASE
IN NUMBER, APR. 1, 1940 - JAN. 1, 1945



U. S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

FARMS OPERATED BY NONWHITE CROPPERS—INCREASE AND DECREASE
IN NUMBER, APR. 1, 1940 - JAN. 1, 1945



U. S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

There was a loss of 26.9 percent in the number of white tenants in the South during World War II. This spectacular decrease was widespread throughout the region; only an extremely small number of counties had increases. The extent of the decreases in number of tenants corresponded with increases in number of owner operators in some areas, such as the eastern parts of Texas and Oklahoma, central Arkansas and Louisiana, parts of Mississippi, and the southern Appalachians. This indicates that many of these owners had been tenants in the same or nearby areas. However, for both white and nonwhite operators the increase in ownership was only slightly over one-half the loss in tenants. There was no appreciable loss in numbers of tenants near urban areas to correspond with the increases in ownership. Only 34 counties had appreciable increases in white tenants from 1940 to 1945, one-half of which were in the bluegrass area of Kentucky where the production of burley tobacco is important. There was also a small area of appreciable increase in the number of tenants in northeastern Arkansas; thus, Mississippi County had a net increase of 987 white tenants which was approximately the same as the total increase in white farm operators.

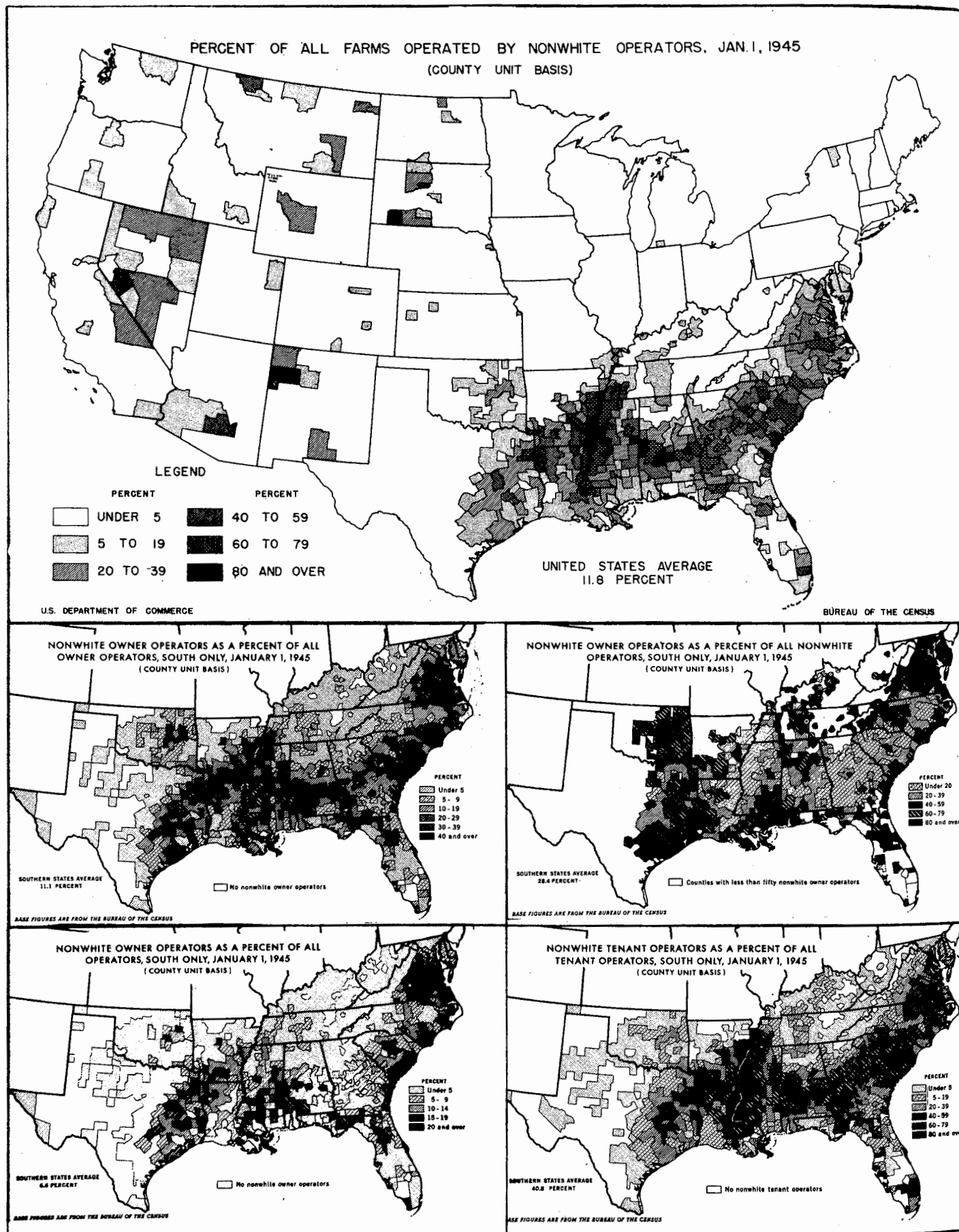
The decrease in the number of nonwhite tenants during World War II was only 6.1 percent or about one-fourth the proportionate decrease that occurred in white tenants. Unlike white tenants, who decreased in numbers generally over the South, nonwhite tenant decreases were almost wholly in one contiguous area extending from central Alabama across Mississippi, Arkansas, and Louisiana into eastern Oklahoma and Texas. Counties with increases in nonwhite tenants were much more prevalent than those with increases in white tenants. Most of these counties were also in one contiguous area of the upper Coastal Plains and in some instances extended into the Piedmont of Georgia and the Carolinas where peanuts and tobacco, as well as cotton, were grown.

The loss in white croppers during World War II was approximately the same, proportionately, as for all white tenants, and the areas of increases and decreases also followed a pattern similar to that for all white tenants, indicating that the same factors were causing changes in both.

In the period 1940 to 1945, the decrease in the number of nonwhite croppers was only about 2,000 less than the decrease in the number of all nonwhite tenants. Since about three-fifths of the nonwhite tenants are croppers, this means that the relative decline in nonwhite croppers was much more drastic than for other classes of nonwhite renters. Thus, there was a decrease of 9.6 percent in the number of croppers and 1.0 percent in other tenants. The counties with increases and those with decreases in nonwhite croppers were in the same general areas as those for nonwhite tenants. However, the decreases were much heavier, proportionately, for croppers in the Mississippi River alluvial areas than for other tenants, while in the Alabama Black Prairie counties the decrease was much lighter. Indications are that an appreciable number of nonwhite croppers and cash laborers were shifted to other classes of tenants, particularly in the northern part of the Delta region. The increase in the number of nonwhite tenants in the Coastal Plains of the Carolinas and Georgia was greater than for croppers, indicating that there was also a considerable increase in renters other than croppers.

The fact that nonwhite tenants decreased by 6.1 percent during World War II while white tenants decreased by 26.9 indicates the greater extent, proportionately, to which nonwhite tenants were remaining on the farms. In some instances, nonwhite tenants and croppers appear to be preferred; also, white tenants frequently had greater opportunities for employment off the farm.

PERCENTAGE OF FARM OPERATORS, BY COLOR AND TENURE, FOR THE UNITED STATES: 1945



Most of the nonwhite operators of farms are in the South. Of the 689,215 total recorded in the 1945 Census, 96.5 percent were in that region. About 95 percent of the nonwhite operators are Negroes. In 1940, most of the 29,742 Indian farm operators were in Arizona, New Mexico, Oklahoma, North Carolina, South Dakota, and Montana. In that same year, there were 6,978 Japanese farm operators, of whom slightly more than 70 percent were in California, and less than 600 of other nonwhite races. Although the farm statistics for 1945 were not classified by race of operator, as distinct from color of operator, there was a decided drop in the number of farms recorded in the names of Indians. The procedure used in 1945 for the enumeration of the agricultural operations of Indians, whereby over-all returns were obtained for all cooperative groups instead of individual returns as was generally the case in former years, resulted in a sharp decrease in the count of farms; between 1940 and 1945, in many areas in which there were Indian reservations.

The highest proportions of nonwhite operators are found in the Mississippi Delta, the Black Prairie of Alabama and Mississippi, the Piedmont and Coastal Plains of the Southeastern States, and in a few counties outside of the South where Indians are numerous. In some counties, more than four-fifths of the farms were operated by nonwhite farmers. The pattern in the South was established in the days of slavery on what were then the best lands for the production of crops such as cotton and tobacco. These crops have spread somewhat into the Coastal Plains as the use of fertilizers has made those lands more productive for tobacco and cotton. A sharp decline in nonwhite farm operators began in the Piedmont and Black Prairie areas about 1920 when boll-weevil damage became a serious deterrent in the production of cotton. In the South, the decline in nonwhite operators since 1930 has been very rapid, amounting to 24.5 percent of the total in the 15-year period, while white operators were declining less than 1 percent in number.

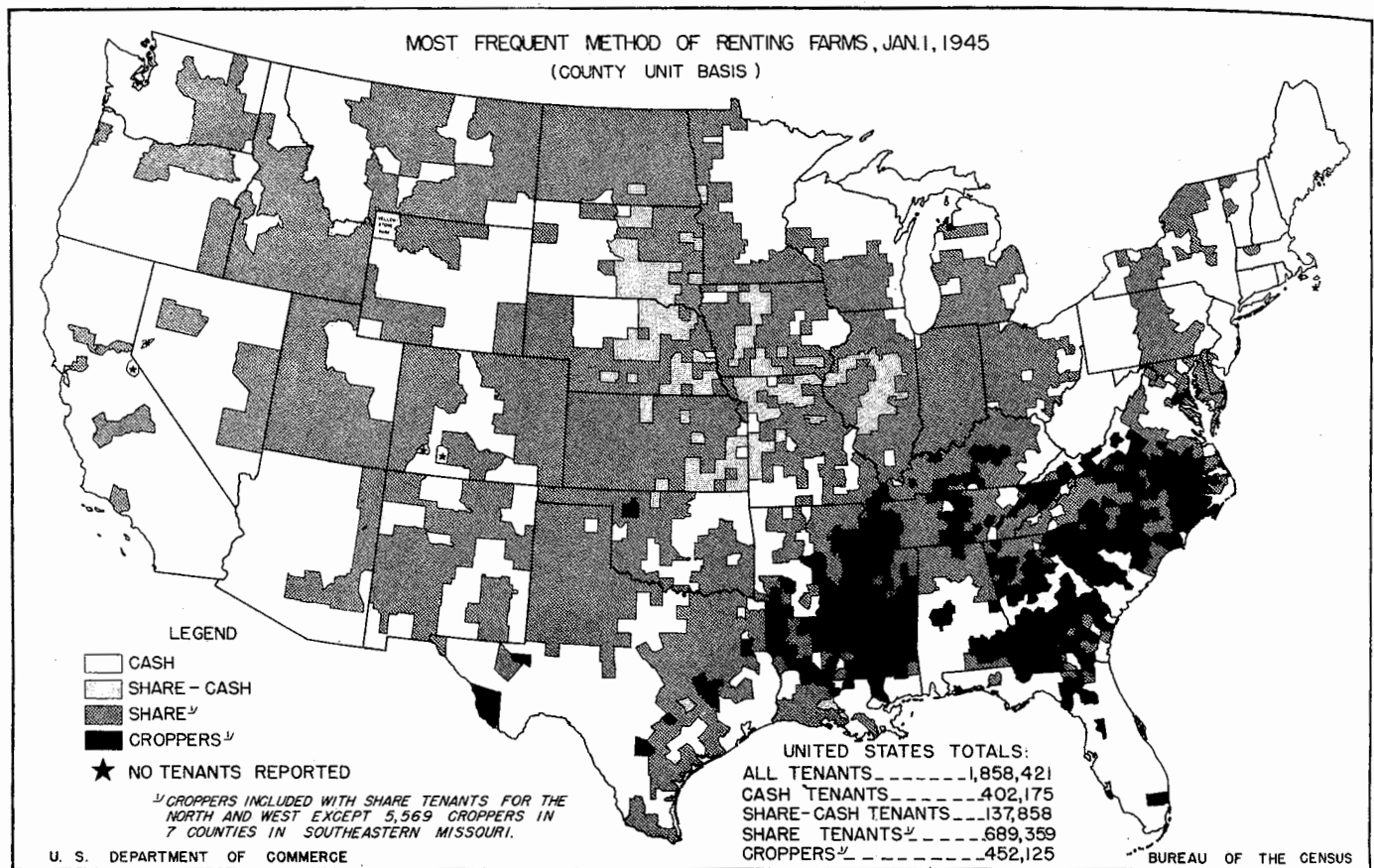
In 1945, there were 189,232 nonwhite owner operators in the South and they represented 11.1 percent of all owners in that region. Their number was 4.0 percent greater than in 1930. Increases were shown for all States except Maryland, Virginia, Kentucky, Tennessee, and Oklahoma. More than 40 percent of the owner operators are nonwhite in many of the counties of the Mississippi Delta, the Black Prairie of Alabama and Mississippi, along the coast of Georgia and South Carolina, and in eastern Virginia. The areas with the highest percentages of nonwhite owner operators are closely correlated with the areas having the highest percentages of total nonwhite operators and with those areas having a high percentage of tenant farm operators. Exceptions are eastern Virginia and eastern Texas where the percentage of nonwhite owners is high in comparison with

the remainder of the South, while the percentage of nonwhite farm operators is relatively much lower.

The ratio of nonwhite owner operators to all nonwhite operators was the highest generally in areas where nonwhite operators were few in comparison with white operators. Thus, the counties in which more than 80 percent of the nonwhite operators were owners included northern and central Virginia, many of the counties along the Atlantic and Gulf Coasts, western North Carolina, and scattered counties of eastern and central Tennessee and western Kentucky. These counties frequently represent the poorer farm lands. Counties with less than 50 nonwhite owner operators were prevalent in the Appalachians, Florida, the Ozarks, and western Oklahoma and Texas. Less than 20 percent of the nonwhite operators were owners in many areas of the South, for example, the Mississippi Delta, parts of the Black Prairie of Alabama and Mississippi, and the Piedmont and upper Coastal Plains. In the South, the farms of nonwhite owner operators are less than one-half the size of those of white owner operators. In 1945, the farms of nonwhite owners averaged only 60 acres, while those of white owners averaged 157 acres. Nonwhite full-owner farms averaged 58 acres, while those of white full owners averaged 125 acres.

Nonwhite owners operated only 6.6 percent of the farms in the South in 1945. The counties with 20 percent or more of their farms operated by nonwhite owners were located principally in eastern Virginia and along the Atlantic Coast of the Carolinas and Georgia; there were also scattered counties in northern Florida, southwestern Alabama, southern Mississippi, northwestern and southeastern Louisiana, and eastern Texas. The areas, such as the Mississippi Delta, with very high percentages of nonwhite operators and the areas, such as the southern Appalachians, with a very low percentage generally had the lowest percentage of nonwhite owner operators. Large areas of western Texas and Oklahoma and smaller areas of northern Arkansas and the Appalachians had no nonwhite owner operators.

There were 475,739 nonwhite tenant farms in the South in 1945; representing 40.8 percent of all tenant farms in the region. Of these, 270,296 were croppers. Nonwhite tenants were most prevalent, both in total numbers and in relation to all tenants in the areas of high nonwhite population. Thus, counties where 80 percent or more of the tenants were nonwhite were numerous in the Mississippi Delta, the Alabama-Mississippi Black Prairie, and the Piedmont and upper Coastal Plains of Alabama, Georgia, and South Carolina. Mississippi, alone, had almost one-fourth of the nonwhite tenants. In the South, the average size of nonwhite tenant farms was only 40 acres as compared with 116 acres for white tenants. The average size of farms for nonwhite croppers was 30 acres and that for white croppers was 61.



The most frequent method of renting farms is that of paying a share of the products as rent. In 1945, 37.1 percent of the tenant operators were classed as share tenants; 24.3 percent as share croppers; 7.4 percent paid both share and cash rent; while 21.6 percent paid cash rent only. The other 9.5 percent included those who paid a specified quantity of farm products, those who did not pay rent, and those whose method of paying rent was not ascertained.

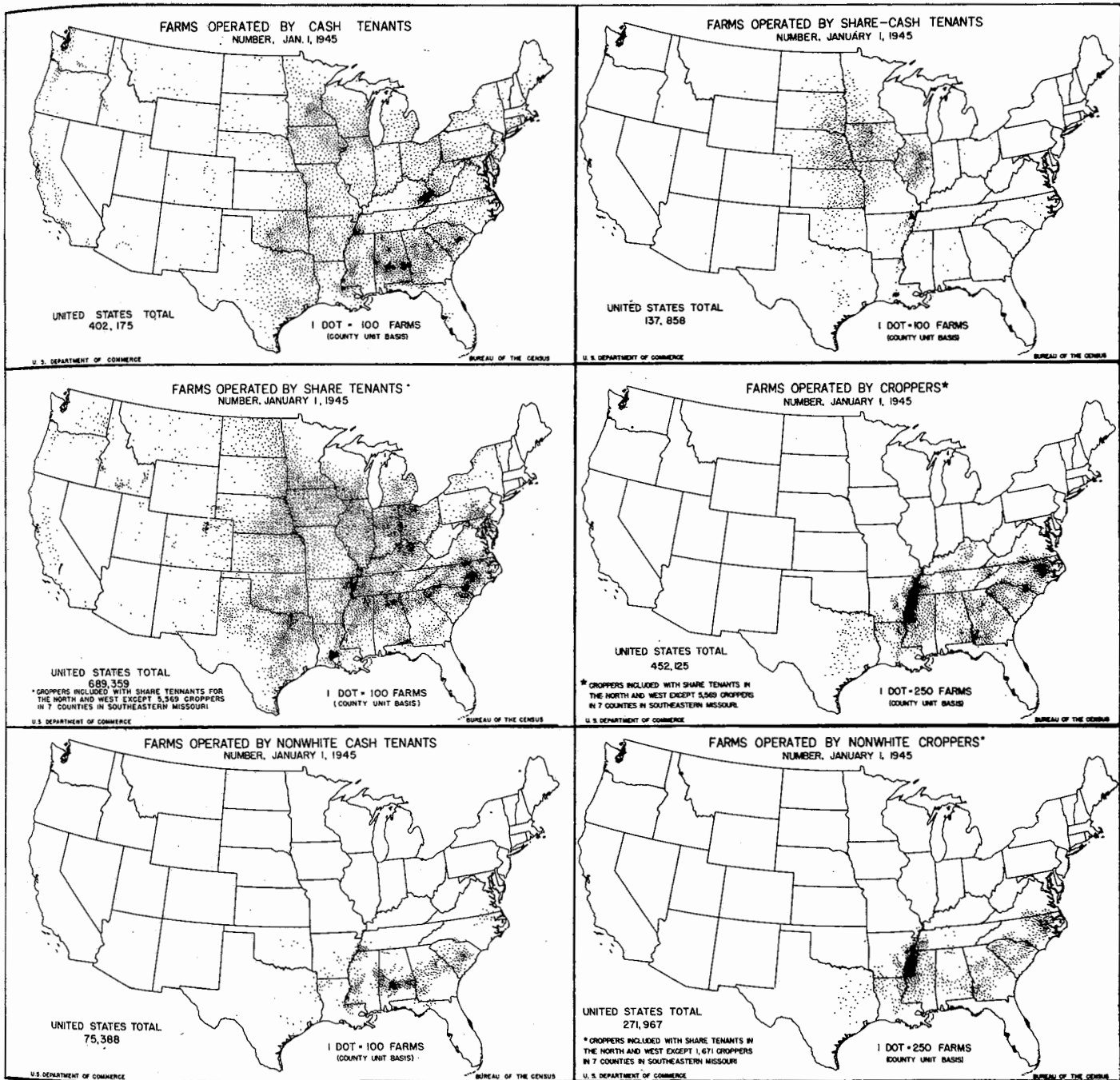
Cash renting is most prevalent on the poorer lands, and near industrial centers, and in areas where livestock farming and the production of specialty crops are common. It is particularly prevalent in the Northeast, near the Great Lakes, in many parts of the southern Appalachians, Florida, Alabama, the Ozark and Ouachita Mountain areas, and in the area west of the 100th meridian. Cash renting increased in relation to other methods in the South during the war, particularly in Alabama, Arkansas, Georgia, and Oklahoma.

Share renting is most prevalent in areas that produce staple crops as in the grain, tobacco, and cotton areas. In the South, where tobacco and cotton are the major cash crops, 55.7 percent of the share tenants were share croppers in 1945. The largest contiguous share-rent area, other than the cropper area, is located in the Panhandle of Oklahoma and Texas, in Kansas, eastern Colorado, and in southwestern Nebraska. Winter wheat is the chief crop in this area.

The counties where share-cash renting predominates are confined almost entirely to the cash-grain area, particularly westward from central Illinois, where a share of the grain production is paid for the use of the grain lands and cash is paid for the use of hay or pasture lands. This method of renting is usually associated with the better lands. Although the major changes during World War II in the kind of rent paid were an apparent marked decrease in the proportion paying share-cash rent and an increase in the proportion paying share rent, there were large decreases in the number of farm operators paying each kind of rent. A limited study of the Iowa schedules for 1945 indicates that the enumerators, in classifying renters, often failed to make a distinction between share and share-cash.

During the 25-year period, 1920-45, there was considerable change in the pattern showing the most frequent method of rental. The greatest change has been the increased area where cash renting is the most prevalent method. This increase has been at the expense of share renting. As cash renting is most prevalent in areas of low proportion of tenancy, there has not been a comparable increase in the percentage of tenants who pay cash rent. The area in which share-cash renters are most prevalent expanded in South Dakota and Nebraska, while the area in which share croppers predominate has expanded to some extent in the tobacco-producing parts of the country.

NUMBER OF FARMS, BY KIND OF RENT PAID, FOR THE UNITED STATES: 1945



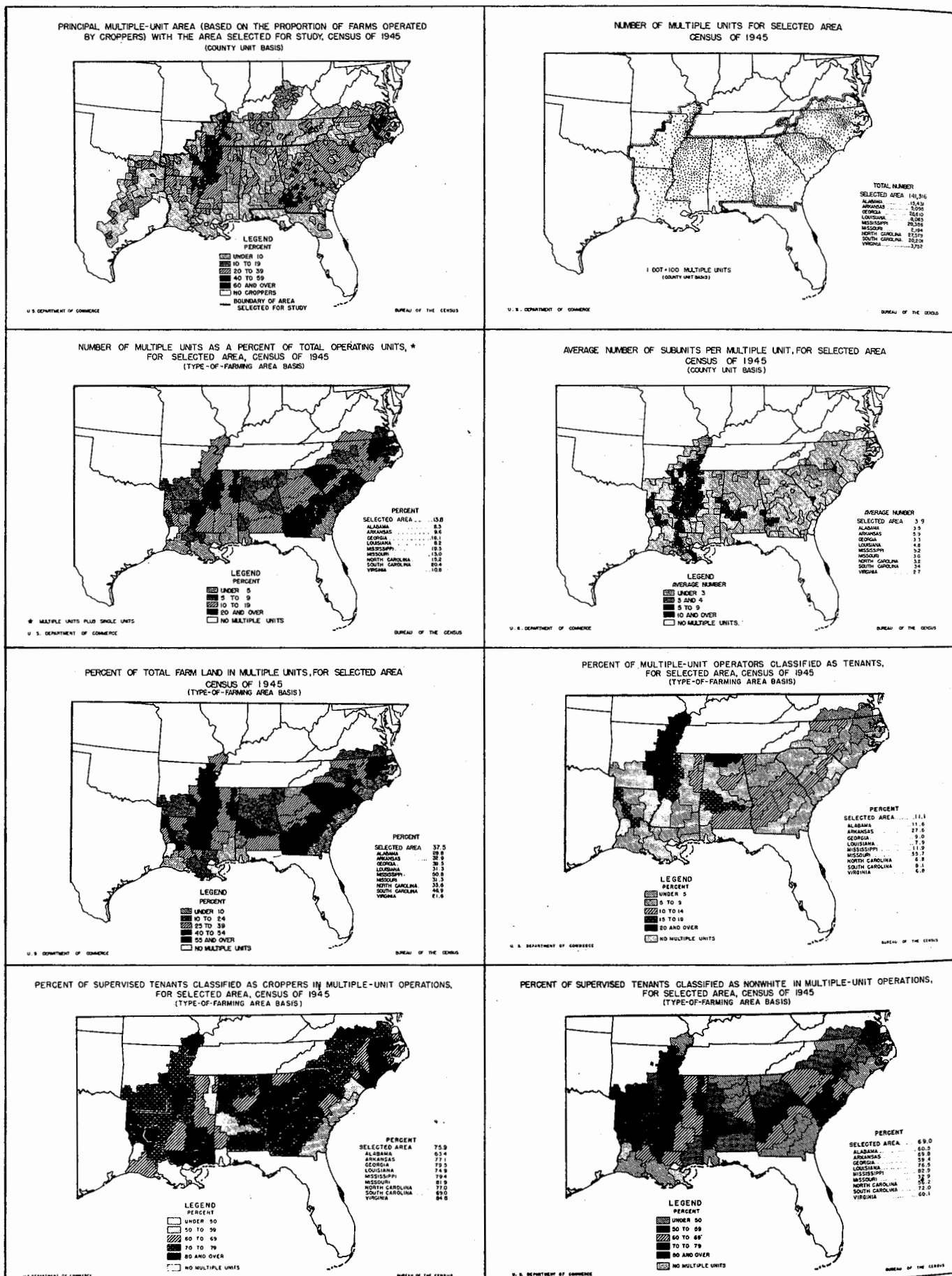
The kind of rent paid by tenants for the use of farm land is determined by local conditions and, as a consequence, varies widely from one part of the country to another. Cash tenancy is quite different among the three most concentrated cash-rent areas. In Iowa, good farm land is rented for cash to highly responsible tenants. In southeastern Kentucky, a small sum is paid to coal and lumber companies for the use of a house and a limited acreage for part-time farming. In the Black Prairie of Alabama nonwhite cash tenants rent small acreages and are often furnished the power and equipment with which to farm. Share-cash renting is most prevalent on livestock cash-grain farms of Illinois and the West North Central States. On these farms, the grain lands are usually rented for a share of the crops while small acreages for pasture and hay and other miscellaneous uses are rented for cash. Share-cash renting also occurs in scattered areas in the South, particularly in the Mississippi Delta cotton and sugarcane areas, the cash payment

being made for the land not planted to staple crops.

The map showing the distribution of share tenants excludes croppers in the South. Share tenants are most prevalent on the better farm lands where cotton, corn, oats, tobacco, and wheat are grown. In the South, share croppers are common in the plantation areas where nonwhite population predominates. For the country as a whole, share tenants showed a less proportionate decrease during the war than the other kinds of tenants.

Nonwhite cash tenants are most prevalent in the areas where the plantation system is declining, as the Black Prairie of Alabama and Mississippi, the Piedmont of Georgia and South Carolina, southwest Mississippi, and the Memphis areas of Tennessee and Mississippi. Standing rent is common in these areas also. Nonwhite croppers are most prevalent in the Mississippi Delta. They are found, although in fewer numbers, in the remainder of the plantation areas of the Southeastern States, in northern and central Louisiana, and in eastern Texas.

SPECIAL TENURE CHARACTERISTICS OF MULTIPLE-UNIT OPERATIONS, FOR A SELECTED AREA: CENSUS OF 1945



The farm-tenure pattern is generally much more complicated in the South than in other regions. Many of the farms are very small tracts, each operated by the owner and his family who work part time or full time on the farm; others are rented and operated as family farms. On the larger operating units or plantations, there are many different patterns in the labor force. They may have any combination of the following: workers in the operator's family; wage laborers and their families; share-cropper families, who have many of the characteristics of wage laborers; and other families who operate subunits and pay cash, share, or standing rent. The operator of such a unit exercises a considerable degree of supervision or central control over the farming activities of the families who work on the unit regardless of whether they are share croppers, other classes of tenants, or wage laborers. The operator commonly decides when and where the farm products will be sold, controls the use of work stock or tractor power, and obtains the supplies for the operation.

This kind of farm operation is not found, to any extent, in other parts of the United States. It was widely adopted after the Civil War in the transition from slavery. In the early stages of the development of this system, plantation operators frequently did not have enough funds or credit to pay cash wages while the crop was being made and to meet other production expenses. Croppers did not have the funds or managerial experience to set themselves up as independent farmers, but they and their families could supply labor to operate the multiple unit. They lived on the place, usually received advances for buying food and other items, and had a share of the crop, or proceeds therefrom, as a return for their labor. Under this system, the cropper partially shared in the economic risks brought about by changing prices and fluctuating yields. At first, a cropper was generally considered a wage laborer who was paid a definite share of the crop for his work and the work of his family, and the acres of cropland assigned to each cropper varied with the number of workers in the family. This interpretation of share-cropping agreements was also often made by the courts. In more recent times, croppers seem to be considered more often as share tenants to whom their landlords furnish all the work animals or tractor power. The Alabama Code adopted in 1940, for example, establishes the legal relationship between the two parties, when one furnishes the land and the other the labor to cultivate it, as that of landlord and tenant. By this revision, the relationship of employer and cropper or laborer is abolished. In many instances in the South, croppers are diversifying more, even to the extent of producing livestock or their products for the market, and are depending less upon the landlord to provide them with credit during the crop year.

In addition to the regular enumeration in 1945, the Census, by a supplementary schedule, enumerated as a "multiple unit" all the land that an operator thought of as being operated as a unit. The multiple-unit operation was defined as "one in which two or more subunits are handled as a single-farm enterprise. It usually involves supervision of cropper or tenant operations and central control of such items as sale of products, work power, machinery and equipment, crop rotation, or purchase of supplies. A multiple-unit operation consists of two or more subunits, one of which must be a cropper or tenant operation under the close supervision of the multiple-unit operator. One of the subunits may consist of land worked by the multiple-unit operator, his family, or wage hands." By this definition, a multiple unit contains two or more farms, as defined for the regular Census enumeration, which are "subunits." One of the subunits is usually the "home farm," that is, the land operated by the multiple-unit operator with or without the help of wage or family labor.

The multiple-unit enumeration, in addition to providing information on an over-all farm operation as "a unit," provides a more complete classification of tenants as to their "tenure

rights" in the land they operate. The tenant who farms a piece of land under the close supervision of the multiple-unit operator has decidedly fewer "rights" in the making of decisions regarding the farming than a cropper on a single unit who has an absentee landlord. The supervision or control exercised by multiple-unit operators may vary considerably with the characteristics of the subunit operators and from one region to another. Probably the closest supervision is given by the multiple-unit operators on the large cotton plantations of the Mississippi Delta. Much less supervision is apparent in the tobacco regions and in the areas where the cotton-plantation system is declining.

The principal multiple-unit areas are usually those that have a relatively high percentage of share croppers. In fact, three-fourths of the subunit operators in 1945 were croppers. It is recognized, however, that there are some croppers who are not subunit operators, but rather operate farms with very little supervision. Multiple units are most prevalent in the Carolinas, Georgia, Alabama, Mississippi, Louisiana, and Arkansas. Appreciable numbers are also present in areas of Virginia, Tennessee, Texas, Kentucky, and Missouri. A similar tenure pattern is found in other parts of the country on a smaller scale as, for example, in some tobacco-producing areas and in northern New Mexico where the "partido" system of raising sheep is found.

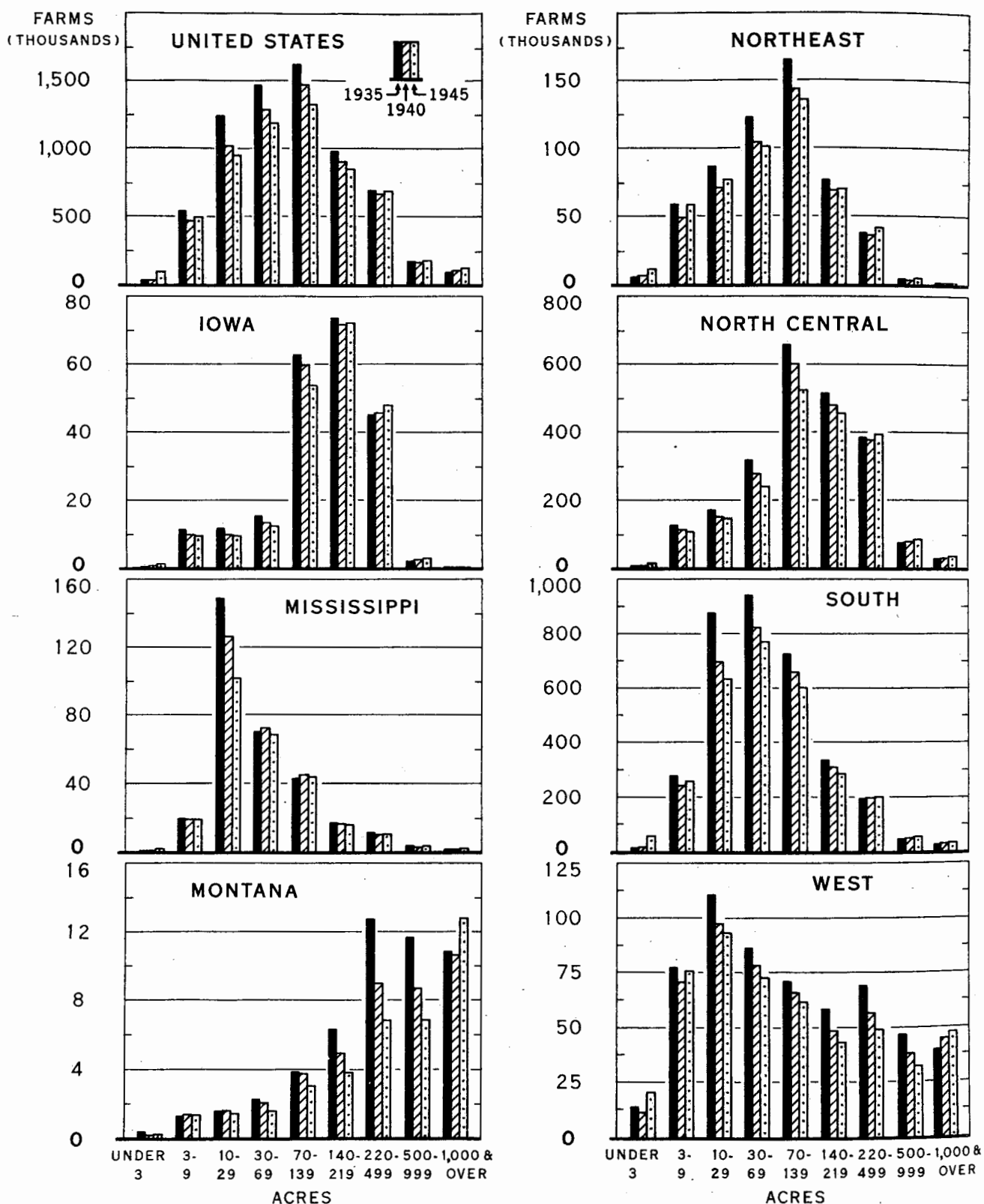
The density of multiple units varies widely over the South as affected by such factors as crops grown, prevalence of nonwhite population, custom, ownership pattern, and proportion of land in farms. Mississippi (with the exception of the Lower Coastal Plains), southwestern Georgia, South Carolina, and northeastern North Carolina have the greatest densities of multiple units. These include cotton, peanut, and tobacco areas. The largest multiple units, based on numbers of subunits, are in the Mississippi Delta, particularly in Mississippi, Louisiana, and Arkansas, where the plantation system of farming has been maintained. Other smaller areas of large multiple units are in the Red River Valley of northwestern Louisiana, the Alabama-Mississippi Black Prairie, and southwestern Georgia. In some parts of the Delta, there was an average of over 10 subunits per multiple unit, while the area of Virginia which was included in the study averaged only 2.7 subunits per multiple unit.

Of the multiple-unit operators in the area studied, only 11.1 percent were tenants and 8.5 percent part owners, while about four-fifths were full owners. More than one-fifth of the multiple-unit operators were tenants in the upper Delta and in the Tennessee Valley of Alabama. The seven Missouri counties had the highest percentage of tenancy, 55.7, while North Carolina, Virginia, and Louisiana had the lowest. The percentage of tenancy tended to be highest in those areas where the plantation system has been maintained.

Three-fourths of the supervised tenants were croppers; 3.3 percent were cash tenants; 0.6 percent share-cash; 14.6 percent share; and 5.6 percent unclassified. Slightly more than one-third of the subunit operators in the lower Coastal Plains of South Carolina were croppers and more than 90 percent of the subunit operators in the Delta of Mississippi and Louisiana were croppers. Only 63.4 percent of the subunit operators were croppers in Alabama, while 12.8 percent were cash and 17.2 were share tenants. The percentage of cash tenancy was 29.3 in the Black Prairie of Alabama where most subunit operators were nonwhite. About one-tenth of these cash tenants did not furnish their own work stock or tractor power.

Of the supervised tenants, 69 percent were nonwhite. The highest percentage of supervised nonwhite tenants was found in the Black Prairie of Alabama and the lower Delta in Louisiana which averaged about 95 percent nonwhite. The areas that had the high percentages usually had the highest number of subunits per multiple unit. Some areas, such as the Appalachian Highlands of Alabama and Georgia, had about 98 percent white subunit operators; where these were prevalent there were fewer multiple units and fewer subunits per multiple unit.

NUMBER OF FARMS, BY SIZE, FOR THE UNITED STATES, REGIONS, AND SELECTED STATES, 1935, 1940, AND 1945



BASE FIGURES ARE FROM THE BUREAU OF THE CENSUS

Farms have been classified, in the various censuses, on the basis of the total land area in a farm. In recent years, places of less than 3 acres were not to be enumerated as farms unless the value of products in the year previous to the enumeration amounted to \$250 or more. This value limitation was not applicable to larger tracts; however, to be included as farms such tracts must have been used for agricultural production. A changing price level, therefore, should have directly affected only the number of farms which were under 3 acres in size. Many farms in this size group represent highly specialized operations, such as greenhouses, nurseries, and hatcheries, while most of the low-income farms are 3 acres or larger. Thus, in 1945, there were 98,966 farms under 3 acres and a total of 453,580 farms for which the gross value of products ranged from \$1 to \$249; in addition, there were 98,673 farms for which no products were reported as sold or used by the farm household.

The outstanding changes in size of farms during the recent war period were: (1) The large increase in the number of very small farms representing, for the most part, very limited agricultural operations with production primarily for home use; (2) a consolidation of small family-sized farms into somewhat larger operating units which permitted greater and more efficient use of machinery and manpower; and (3) increases in the number and in the size of operations of large commercial farms.

Farms of less than 10 acres increased in number by more than 88,000 during the war period, 1940-45; the number in 1940, however, was approximately 64,000 below the previous all-time high recorded 5 years earlier. A part of this wartime increase represents the continuation of a trend, noticeable in several of the previous censuses, towards part-time farming. The apparent increase in number of farms of under 10 acres, during the war, appears to have resulted from the inclusion of many residence-type farms near urban centers and particularly near war industries. Some of the increases occurred in cash-crop areas, especially the tobacco areas, because of crop-sharing arrangements offered as an inducement to keep labor on the farms.

Consolidation of farms into larger operating units continued the trend noticeable in previous censuses. The combination of land into other farms in the North Central States and the South has meant large declines in the number of farms. The draining off of a labor supply that had not always been used to the best advantage has also meant much greater efficiency in the remaining labor force. In most areas there has been an increase in the number of farms of 1,000 acres and over, for several censuses. Farms of this size in 1945, although representing less than 2 percent of all farms, accounted for approximately two-fifths of the total land in farms and more than one-eighth of the total cropland harvested. Much of the net increase in farms of this size represents grazing lands in the Western States, some of which were previously open range.

Of almost a half million farms in the Northeast in 1945, more than 50 percent had from 30 to 139 acres. During the war, this region showed appreciable increases in farms of under 30 acres and of 140 acres and over, and decreases in farms of 30 to 139 acres. The Northeast was the only one of the four main regions that reported an increase in the total number of farms in this period. Rural-residence and part-time farms make up a large part of the total number of farms in this region. In 1945, one farm in eight provided an income of less than \$250 and about 44 percent provided less than \$1,000. For a great many years the opening of better farm lands, toward the West, caused the abandonment of farms in the Northeast. In many instances, farmers have engaged in part-time work off the farms, while other people have moved into the area and established rural residences. Abandoned land has also been incorporated into the holdings of those who remained on the land as full-time operators; much of this is used as meadow and pasture which provide forage for an expanded dairy industry.

Of the farms in the North Central Region, one-half had from 70 to 219 acres in 1945, while more than two-thirds had from 70 to 499 acres. Small farms were less prevalent in this region than in the other three; only about one-fourth of the farms had less than 70 acres. Farms of 500 acres or more increased in number, both from 1935 to 1940 and from 1940 to 1945. At the same time, farms in each of the size groups between 3 and 219 acres decreased in both of these periods. Farms of 220 to 499 acres decreased from 1935 to 1940, but increased from 1940 to 1945. The family-sized farm is prevalent. The greater use of tractors and other power machinery has made it possible for farmers to cultivate and harvest larger acreages, while absentee ownership and tenancy have made easy the combining of holdings. In general, a family farm, formerly consisting of about a quarter section or 160 acres, has been expanding until now it has about 200 acres. Part-time and residence-type farms are not so prevalent as in the other regions, because good land and relatively large farms provide adequate incomes to the operators. Part-time farming and small farms are increasing in the eastern industrialized part of this region.

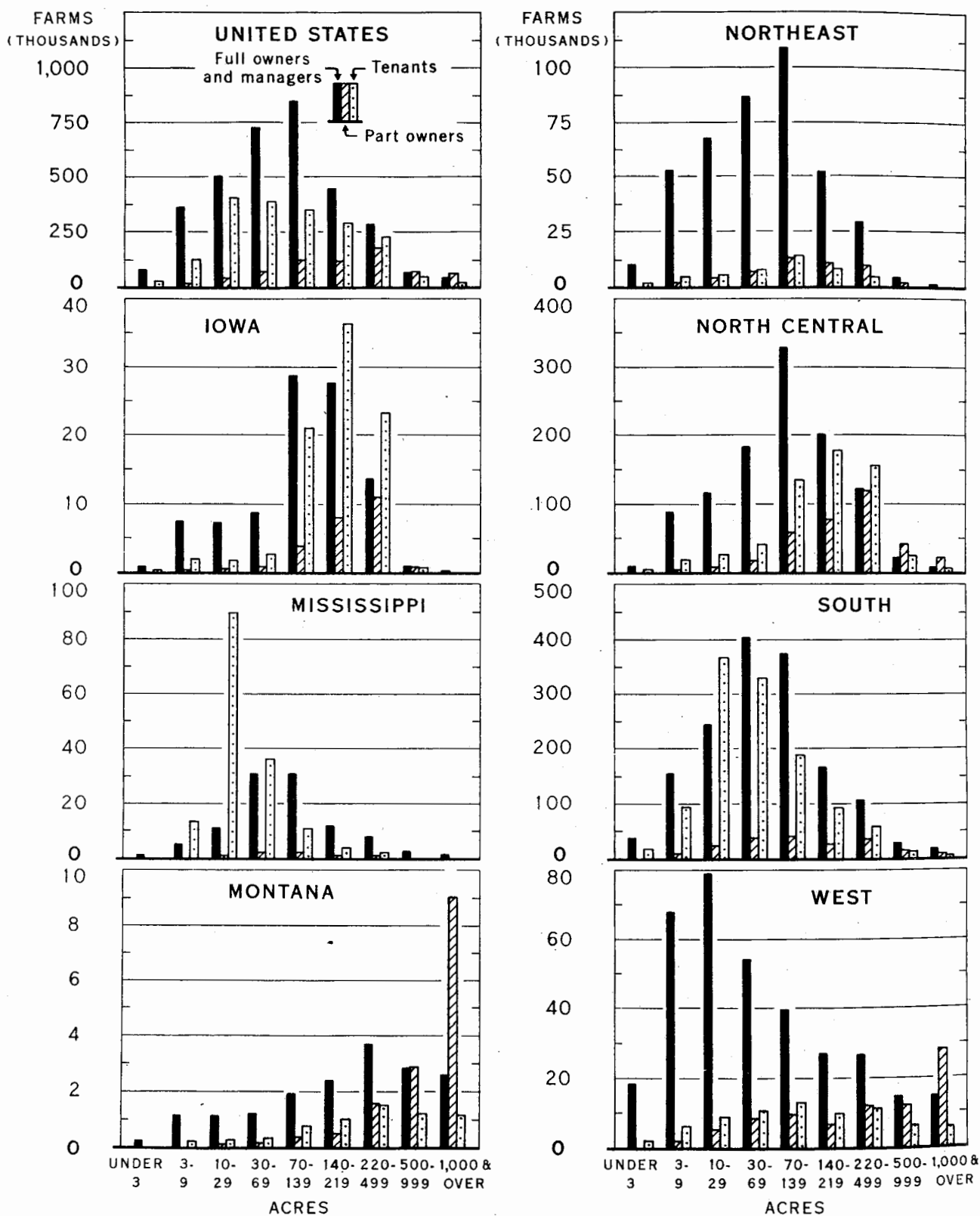
In Iowa, one of the leading States in the proportion of total land in crops, 83 percent of the farms in 1945 had from 70 to 499 acres. The number of farms with 70 to 139 acres decreased fairly rapidly, whereas the number with 220 to 499 increased during the 10 years. Farms of 140 to 219 acres decreased from 1935 to 1940 but increased from 1940 to 1945. The number of Iowa farms with 500 acres or over increased by 676 during the 10 years. Farms in all size groups under 70 acres, with the exception of the smallest, decreased in both 5-year intervals.

Farms in the South generally are very small, approximately 70 percent having from 10 to 139 acres. The most prevalent size, 30 to 69 acres, closely followed by the 10-to-29 and the 70-to-139 acre groups. The fact that approximately 11 percent were under 10 acres indicates considerable residence-type and part-time farming. The absence of off-farm work in parts of the South has undoubtedly held down this number. Farms from 10 to 29 acres decreased at the most rapid rate during the last 10 years. These are more often cropper farms in the better land areas and owner-operated farms in the less productive areas. Farms in each of the three size groups, 220 acres and over, increased in both the 1935-40 and 1940-45 periods.

In Mississippi, the State with the largest number of share croppers, nearly 39 percent of the farms had from 10 to 29 acres in 1945, while almost 48 percent of the farms were in this size group in 1935. During this 10-year period the number of croppers decreased from 136,913 to 97,074. In the 5-year period, 1935-40, farms from 30 to 139 acres increased in numbers, whereas during the war period farms of this size decreased in numbers. A large proportion of the farms in Mississippi are subunits of larger operations. Ownership tracts are usually larger than operating units, so the ownership pattern may change little, even with a large decrease in the number of tenants. The lands released from tenant operation often become a part of the unit operated by the owner.

The presence of both irrigated and nonirrigated cropland, together with range land, in the West causes a much greater variation in size of farms than in the other regions. The relatively large number of part-time and residence-type farms also emphasizes the extreme variations in size. Almost one-fifth of the farms consisted of less than 10 acres in 1945, while almost 10 percent consisted of 1,000 acres or more. As in the other regions, the number of small farms increased during the war. Of the groups of large size, only the number of farms that had 1,000 acres or more increased in number. This group has increased approximately 20 percent in the past 10 years. Appreciable decreases occurred in all the size groups between 10 and 999 acres both from 1935 to 1940 and from 1940 to 1945.

NUMBER OF FARMS BY SIZE AND TENURE OF OPERATOR, FOR THE UNITED STATES, REGIONS, AND SELECTED STATES, 1945



The relative frequencies of farms by size vary extensively for the three major tenure groups and for the regions. For the Nation, the modal size of farms was 70 to 139 acres for "full-owner- and manager-operated" farms; 220 to 499 acres for part-owner-operated farms; and 10 to 29 acres for tenant farms. These are quite different from the arithmetic means, which were 155 acres for full-owner- and manager-operated farms combined (125 acres for full owners and 2,736 for managers), 562 for part owners, and 135 for tenant farms. The greatest variation between the modal and arithmetic averages was in tenant farms in areas where a relatively large number of tenant farms are reported in the size classes from 10 to 499 acres. Most of the tenant farms are in the North Central Region and in the South. The tenant farms in the North Central Region are more often in the larger sizes; in the South, the smaller-sized tenant farms predominate. Of the farms under 10 acres a relatively large number were operated by full owners. These farms are numerous in the vicinity of urban and industrial centers where part-time farming is prevalent. Part-owner farms are most numerous in the North Central Region and the West where much larger farms are found. Part owners often are large operators of either cropland or range lands.

"Full-owner- and manager-operated" farms in the Northeast are characteristically small; more than three-fourths are under 140 acres. This region has many residential tracts that are classified as part-time farms. The most frequent size was 70 to 139 acres, although sizes of 3 acres or less were frequent. Large farms are the exception in this region. The size frequency pattern for farms of full owners and managers combined is similar in the Northeast to that for the Nation as a whole. A very small percentage of the farms in the Northeast are operated by part owners or tenants. Tenant farms are slightly larger in average size than full-owner farms, and part-owner farms are almost twice as large.

The North Central Region is characterized by a relatively large percentage of owner-operated farms of medium size, or family-type farms. Almost 31 percent of the "full-owner- and manager-operated" farms had from 70 to 139 acres. The full-owner-operated farms averaged slightly larger in this region than in the Northeast and much larger than in either the South or the West. These farms have a much greater productive capacity than full-owner farms in other regions because of larger size and better soils. Tenant-operated farms are also prevalent in the North Central Region where they account for almost 30 percent of the farms. They are much larger than full-owner farms but slightly smaller than part-owner farms. The most frequent size of tenant farms was 140 to 219 acres, while approximately 80 percent of the tenant farms had from 70 to 499 acres. Very small tenant farms were infrequent. The most usual size for part-owner farms was 220 to 499 acres, approximately one-third being in this range. Part-owner farms were most frequent in the size groups 500 to 999 acres and in the group of 1,000 acres and over.

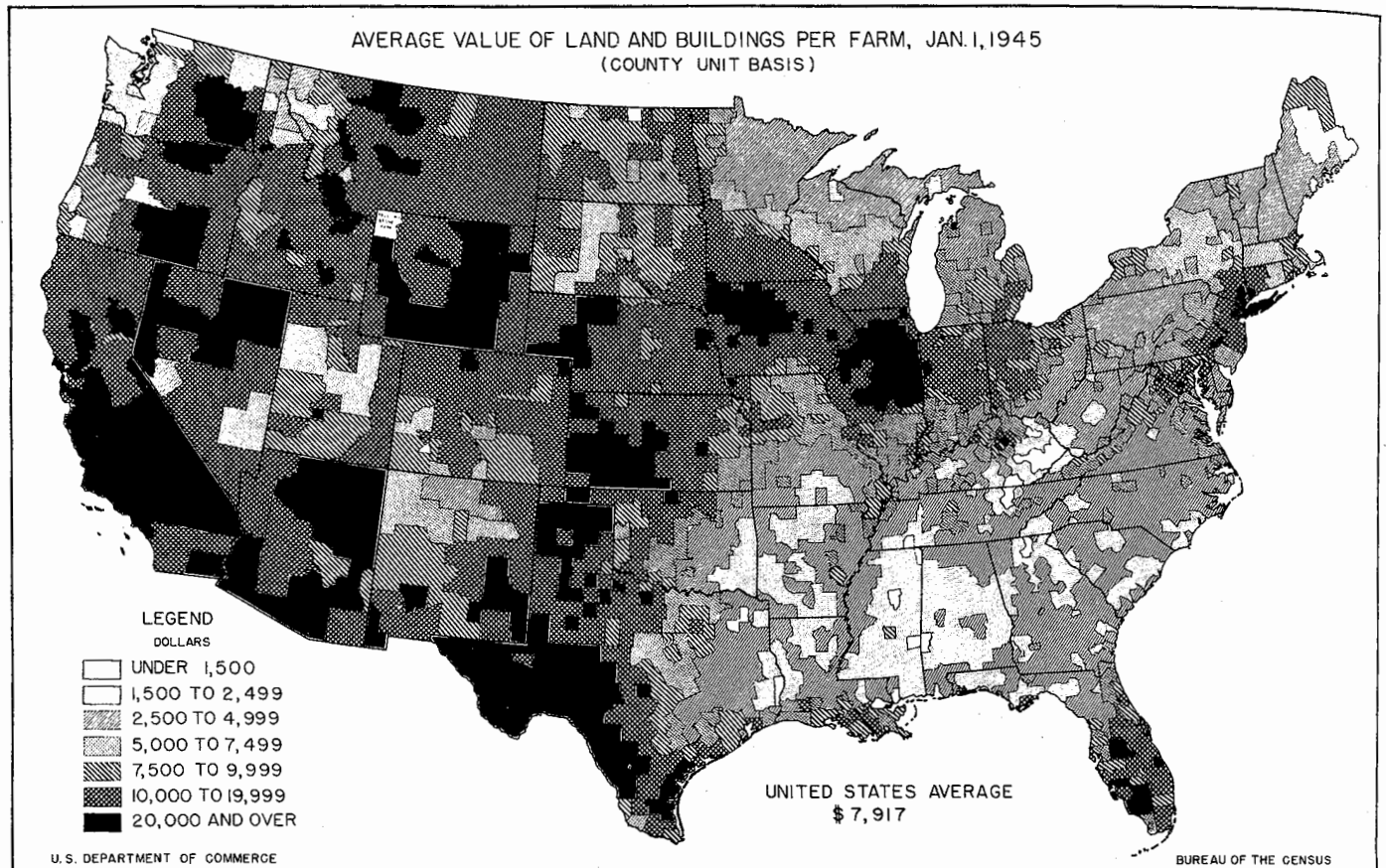
In Iowa, 60 percent of the farms have from 70 to 219 acres, whereas less than one-half of the farms in the North Central Region, as a whole, are in this size range. Part-owner-operated farms are found most frequently in the group, 220 to 499 acres. With expansion in the use of mechanical equipment and with a scarcity of labor, part-owner farms increased materially in number and slightly in size in Iowa and in the North Central States during the war. An absentee land owner usually prefers to rent his land to a local man who farms his own land and who is often an experienced and stable operator. Too, the land owner may not need to furnish buildings, and often less fencing is required. Renting additional land permits variation in the farm size in order to utilize available labor and machinery more efficiently.

The South has a large percentage of small to medium-sized farms. A slightly higher proportion of these farms are full-owner-operated than tenant-operated. Part-owner farms are relatively few. The prevalence of a type of farming in the South that requires a great deal of hand labor has tended to restrict the expansion of part-owner farms. Full-owner operators were the most prevalent tenure class in all size intervals, except that they were exceeded by tenant farmers in the size group 10 to 29 acres. The most common size interval for full-owner farms was 30 to 69 acres; more than one-half had from 30 to 139 acres. Tenant farms, including cropper tracts, were smaller than full-owner farms and much smaller than part-owner farms. Of the tenant farms, 38 percent were farmed by croppers. The small size of tenant farms is indicated by the fact that 60 percent had 10 to 69 acres.

The farm-tenure pattern of Mississippi is characterized by the many share croppers who are cotton farmers. The State had 97,074 croppers in 1945 which was 62 percent of all tenants and 37 percent of all farm operators. Because of this large proportion of croppers, 58 percent of the tenants had farms of only 10 to 29 acres. Farms of 3 to 69 acres had a higher proportion of tenants than owner operators. More than 60 percent of the "full-owner- and manager-operated" farms in Mississippi had from 30 to 139 acres; this proportion was considerably larger than that for tenant farms. Full owners were more evenly distributed by size groups than the other tenures. A large majority of the farms of 70 acres or more were full-owner-operated. The larger operations were often plantations operated with cash labor.

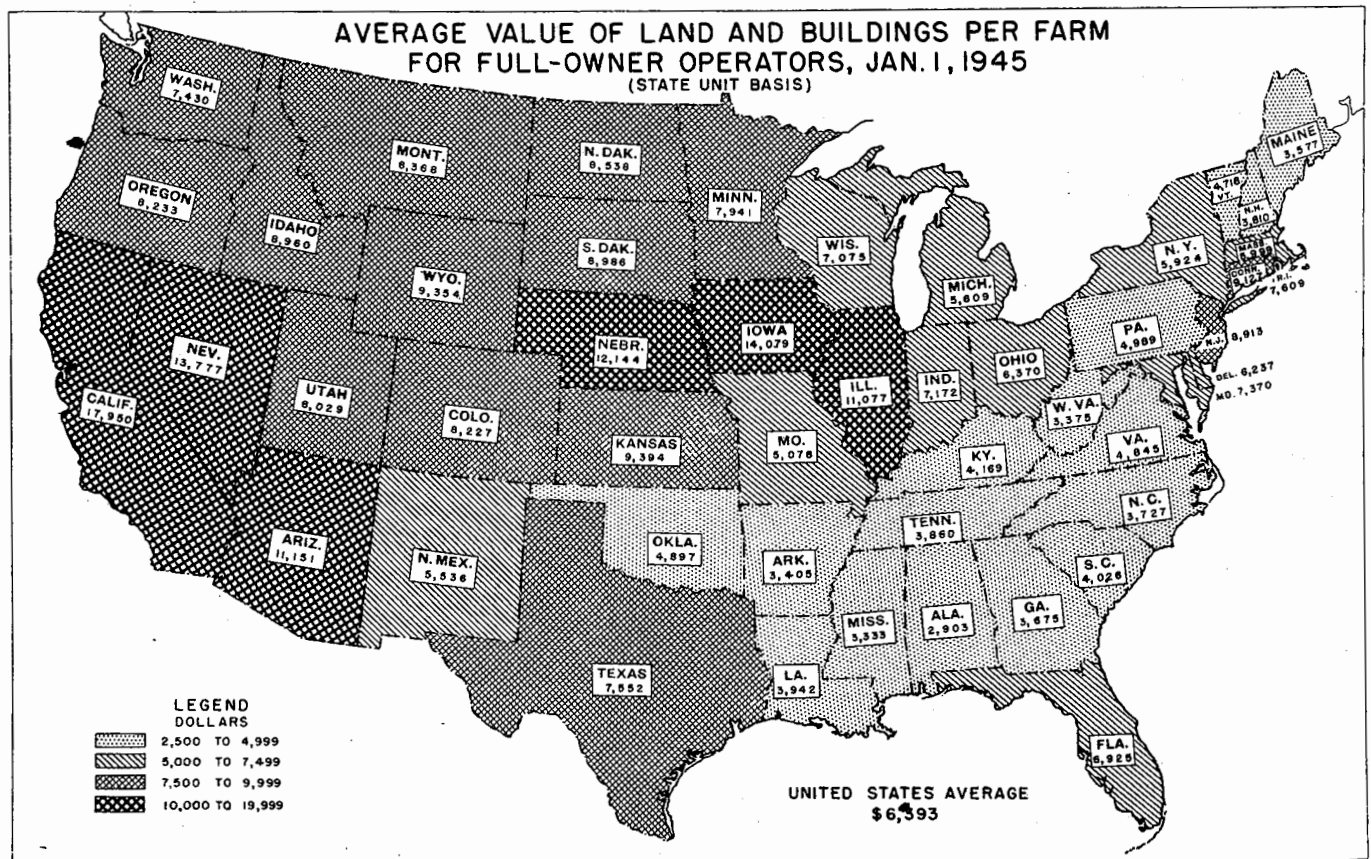
Almost 70 percent of the farms in the West are operated by full owners and managers. In this region there is a relatively large number of very small full-owner-operated farms and extremely large part-owner-operated farms. The small proportion of tenant farms is not concentrated in any size group. A much larger percentage of the farms in this region have less than 30 acres than in any of the other three regions. Of the full-owner- and manager-operated farms in the West, almost one-half have less than 30 acres. These small farms are usually irrigated crop-specialty farms. The large owner-operated farms, as well as tenant farms, may be irrigated crop-specialty farms, grain farms, or range lands. Of the part-owner farms, 34 percent consisted of 1,000 acres or more. The number of such farms exceeded the number of farms of all other tenures combined for that size group. On these farms the operator often owns a central tract which he uses as headquarters and rents the larger part of his grazing land from private or from public sources. Tenant-operated farms are not prevalent in the West although there is a large proportion of rented land. The most frequent size of tenant farms was 70 to 139 acres. Evidently few tenant farms are composed entirely of range lands.

The system of farming in Montana, based mainly on the production of cash grain or on range livestock, lends itself well to the operation of large acreages. At the same time large tracts of public and corporation-owned lands can be rented. Here the number of part-owner-operated farms is 86 percent as great as the number of full-owner-operated farms. The acreage in part-owner farms is much greater than that in full-owner farms since 62 percent of the former have 1,000 acres or more as compared with approximately 14 percent for full-owner farms. In Montana, tenant-operated farms occur frequently in all size groups above 3 acres, although the largest number is in the group 220 to 499 acres. The range in size of tenant farms is very similar to that of full-owner farms, although the total number is much less. In no size group does the number of tenant farms exceed that in either of the two owner groups.



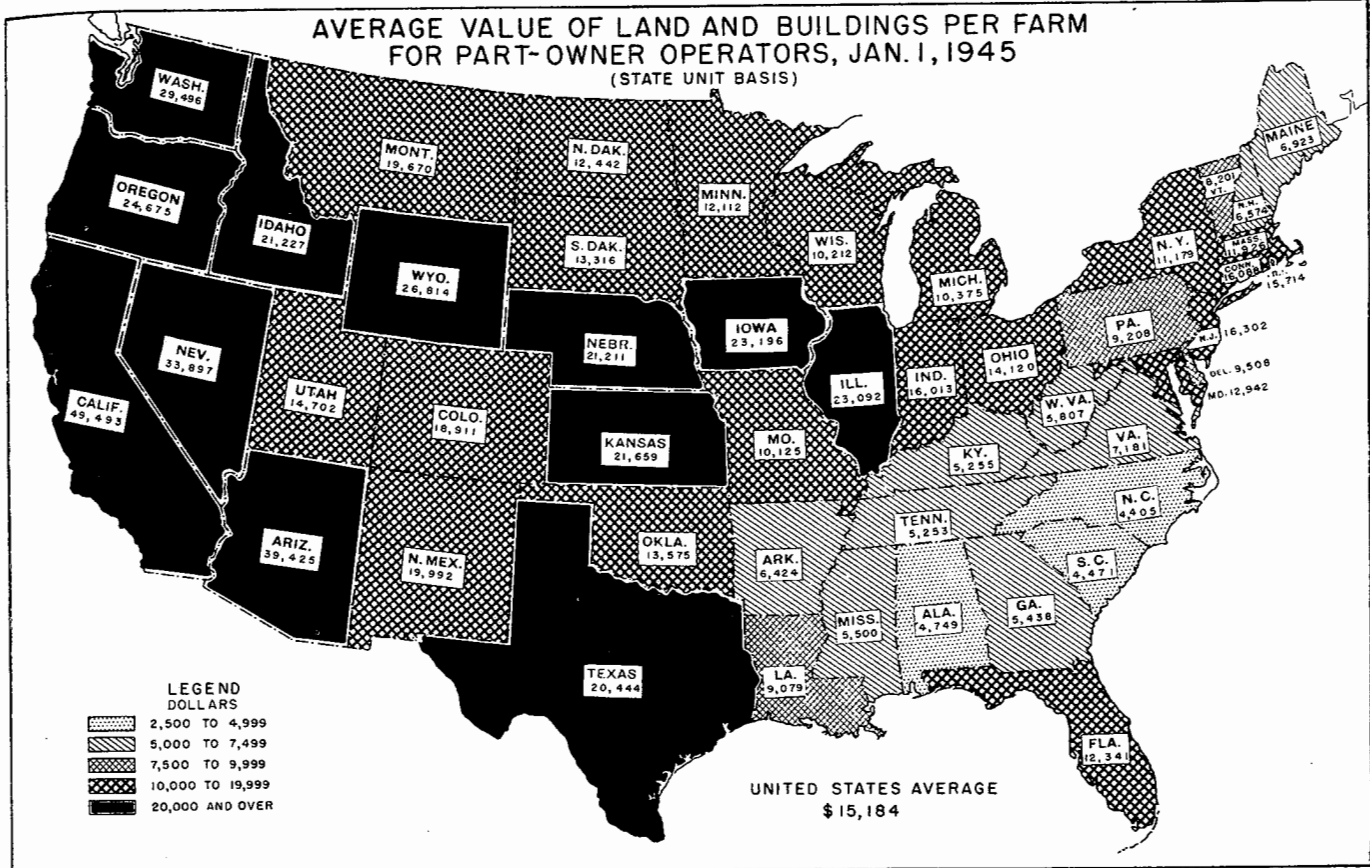
The highest average per-farm values are in the central Corn Belt, near the metropolitan areas of the Middle Atlantic States,

in southern Florida, and the entire area west of the 100th meridian. Low farm values are shown in much of the South.



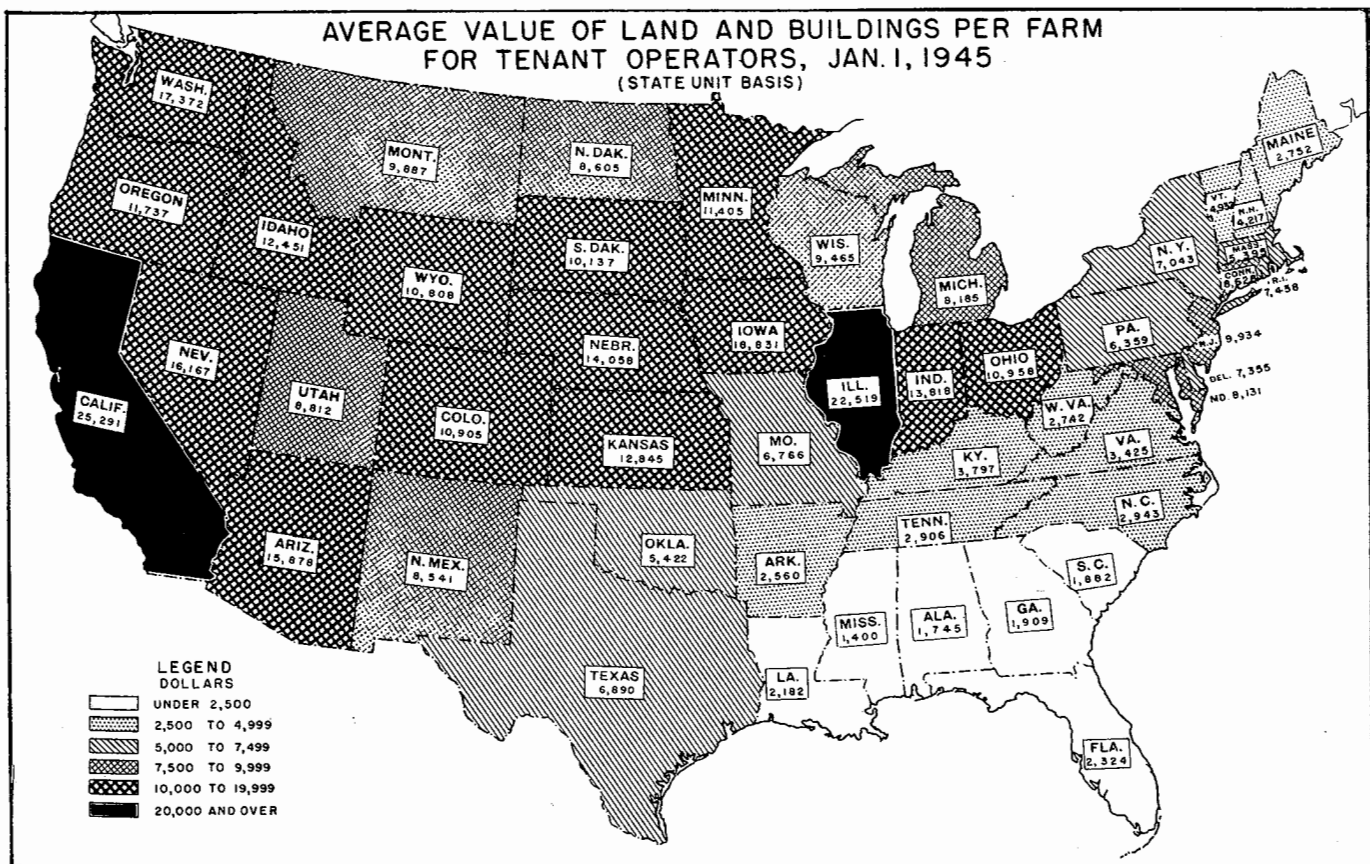
Farms operated by full owners have a relatively narrow range in value as compared with part-owner- and tenant-operated farms. The value of full-owner farms was generally high in the

North and the West and low in the South and the Northeast. The value of full-owner farms was below that for part-owner farms in all States, but it was above tenant farms in the South.



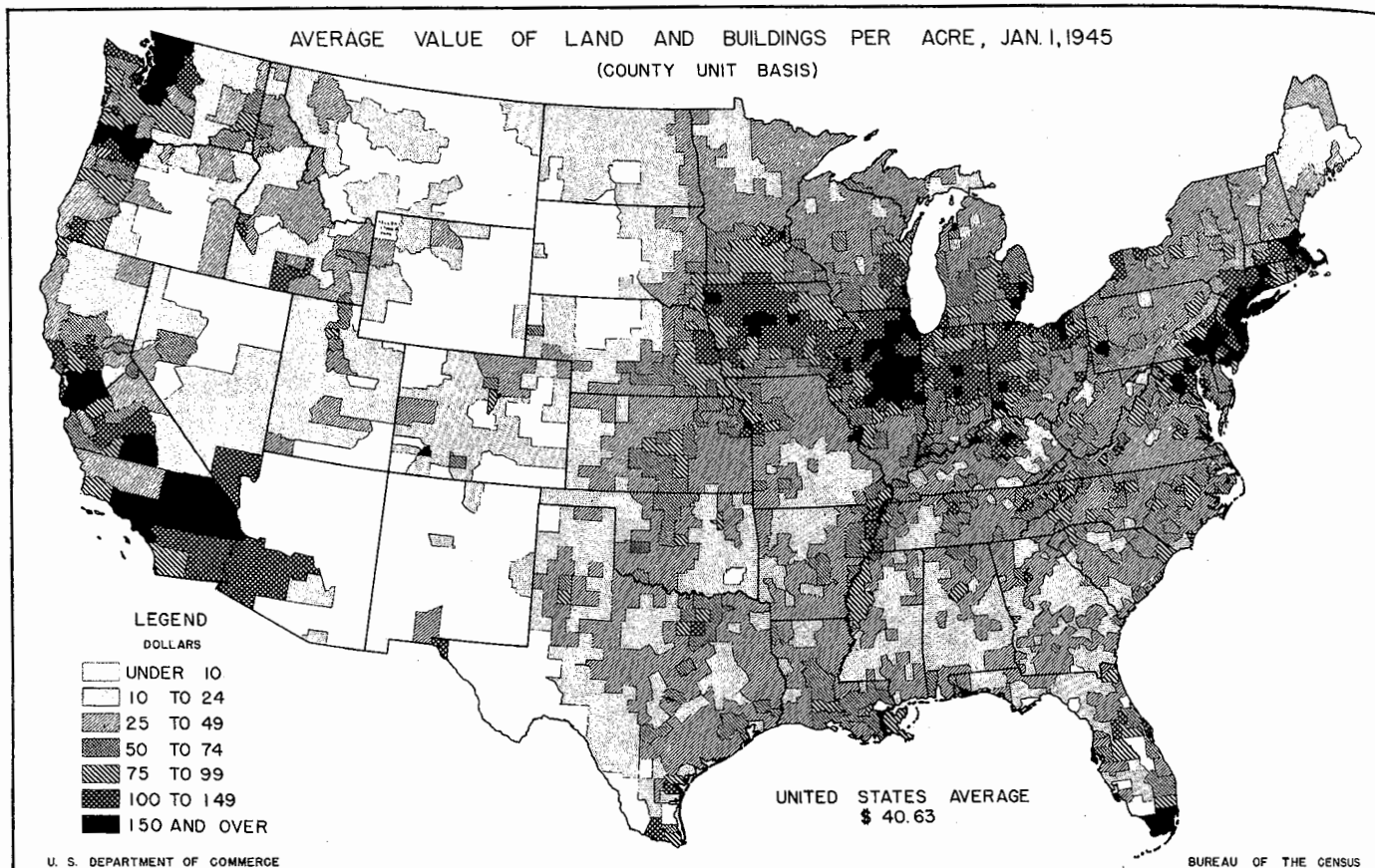
The value of farms operated by part owners averaged much higher than the value of either full-owner- or tenant-operated farms. The highest values of part-owner farms are in the Mid-

west where land values per acre are high and in the West where farms average very large. The value of part-owner farms in the South and in northern New England is low.



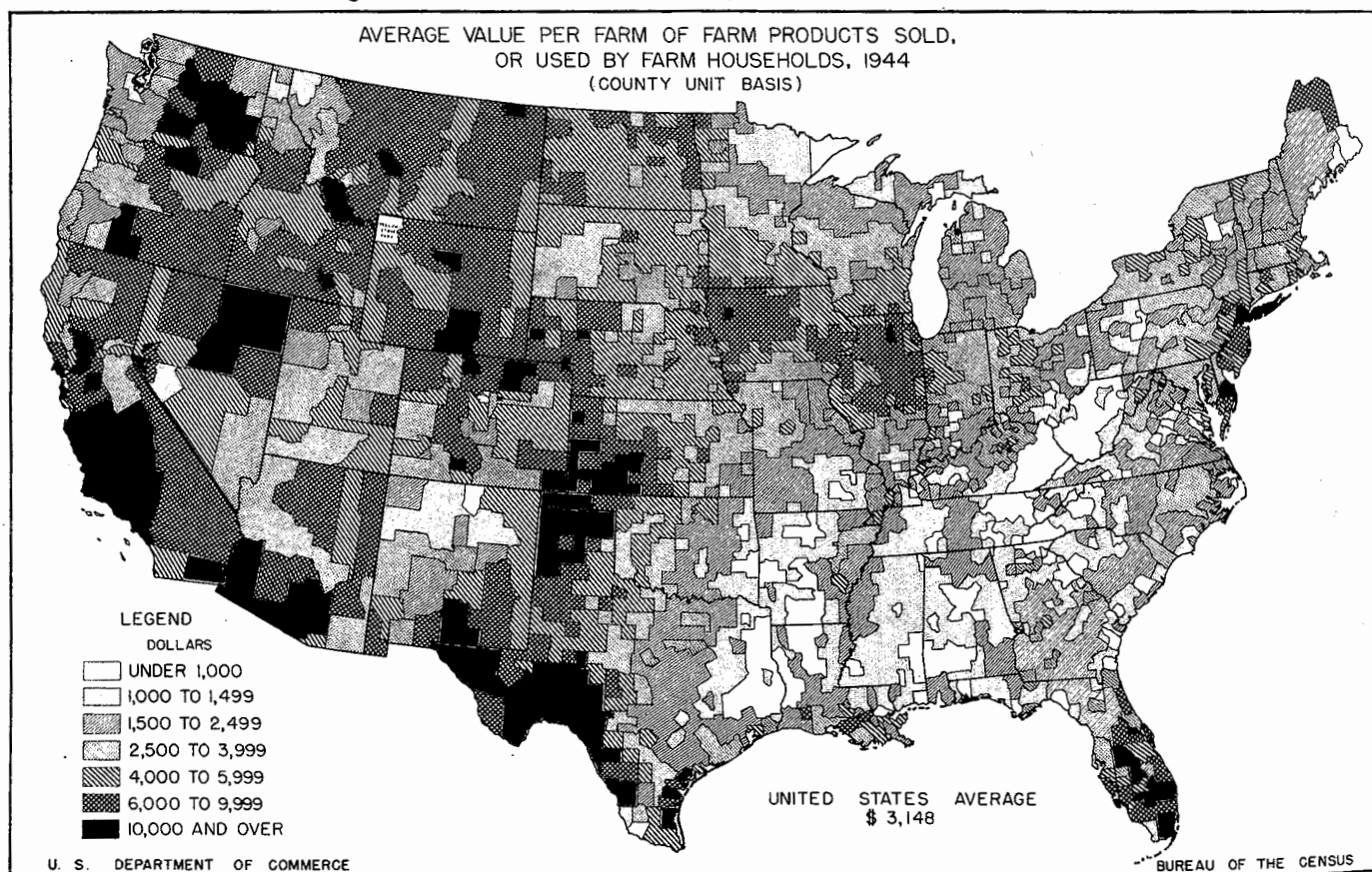
The 1945 average value of farms operated by tenants varied from \$1,400 in Mississippi to \$25,291 in California. Extremely low farm values are prevalent in the South. Tenant farms

of highest value are located in the Midwest, the Great Plains, and the West; those in California and Illinois average more than \$20,000.



The largest contiguous area of high per-acre values in 1945 was in the Corn Belt. The largest area of low-valued farm

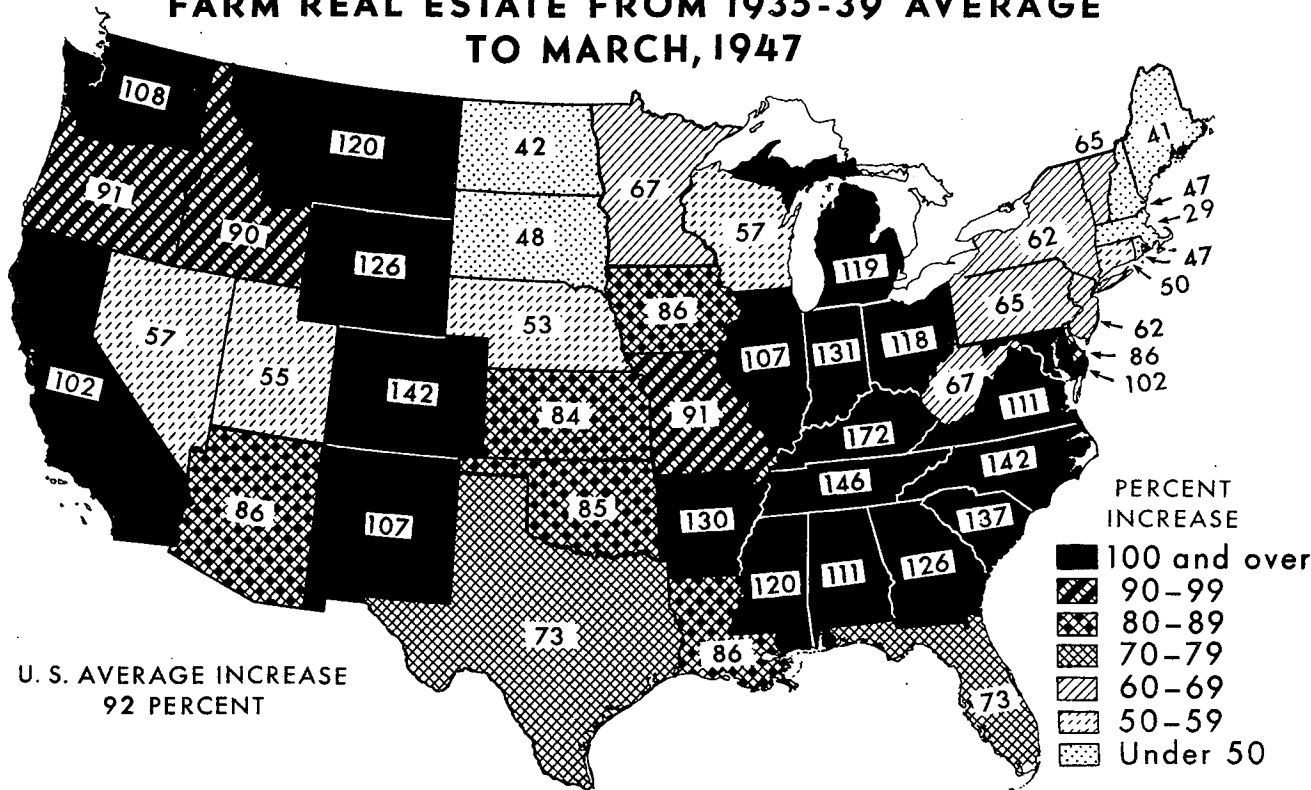
real estate was in the Rocky Mountain States and extended into the northern Great Plains.



Farm incomes averaged less than \$1,000 in much of the southern Appalachians, the piney woods of Alabama, Mississippi, Louisiana, Texas, and Arkansas, and the Ozark and Ouachita

Mountains of Missouri, Arkansas, and Oklahoma. Highest farm income was in the central Atlantic Coast, southern Florida, the central Corn Belt, and scattered areas of the West.

PERCENTAGE CHANGE IN AVERAGE VALUE PER ACRE OF FARM REAL ESTATE FROM 1935-39 AVERAGE TO MARCH, 1947



U. S. DEPARTMENT OF AGRICULTURE

NEG. 46359-X BUREAU OF AGRICULTURAL ECONOMICS

The upward trend in farm real-estate values that started in the late 1930's continued at a rapid rate during the war and until at least March 1947. The Bureau of Agricultural Economics index (1912-14=100) of average value per acre of farm real estate for the United States was 159 in March 1947. This index was only 6 percent below that for 1920, the peak following World War I. Increases averaged about 1 percent per month for the 6 years immediately preceding 1947.

In the Northeast, where the urban influence is strong, land values reached the 1920 level by March 1947 and have continued to increase uninterruptedly. In the Midwest, values of farm real estate have risen substantially; but in view of the low levels at the beginning of the war, they are still far below those of the World War I period. In the Great Plains, where droughts and low prices were particularly depressing during the 1930's, the rise did not begin until 1941-42, and the 1912-14 levels have not been reached. Industrialization and an increased demand for tobacco contributed to the higher values in the Appalachian region, whereas in the Pacific region the improvement of farm land, especially through irrigation and the planting of new citrus orchards, has substantially enhanced values over those of World War I.

Land prices for the country have increased 92 percent above the 1935-39 average. This increase compares with prices in 1920 that were 70 percent above the 1912-14 average. Prices in the 1935-39 period were 15 percent below the 1912-14 average. The greatest increases since the prewar period have been in the Appalachian region, the eastern Corn Belt, the cotton States, and the eastern Rocky Mountain States. The Northeast, the western Corn Belt, the eastern Great Plains, and some of the intermountain States had the least increases. Land values in these States did not generally begin to rise so early as in other States.

A steady increase of the inflation pressures, due to continuing high levels of current farm incomes, and a further accumula-

tion of funds available for purchases appear to be the principal reasons for the continued increases in prices of farm lands. An abundance of credit at low rates of interest has also stimulated buying at high prices. The actual physical condition of the country's soil resources and farm improvements probably deteriorated during the war.

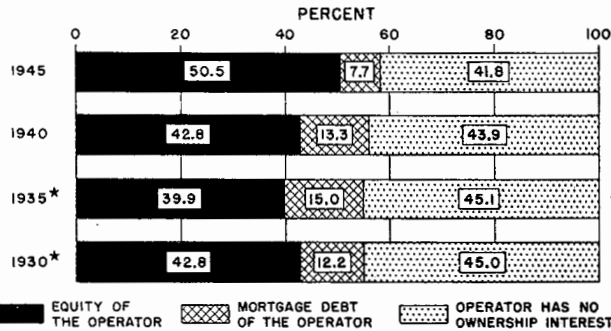
For the fourth consecutive year, the volume of farm real-estate sales for 1946 was more than three-fourths above the prewar average. During those 4 years, about one-seventh of all the land transferred had been owned by the seller less than 2 years. Farmers have bought about two-thirds of the tracts that changed hands. During 1946, about two-fifths of the nonfarmer buyers indicated an intention to operate the farms they bought, compared with only one-third in 1944 and 1945. This suggested "back-to-the-land movement" may have been due principally to returning servicemen. Individuals sold about five-sixths of the properties transferred in 1946, and about one-half of these were owner operators. There has been an increasing number of sales by owner operators each year since 1941, while sales by estates and corporations have decreased steadily.

Commercial banks have increased in importance as a source of credit to finance farm purchases, whereas Federal lending agencies have decreased. Individuals financed slightly less than one-half the credit transfers in 1945; commercial banks, more than one-fourth; insurance companies, about one-tenth; and land banks, only 7 percent.

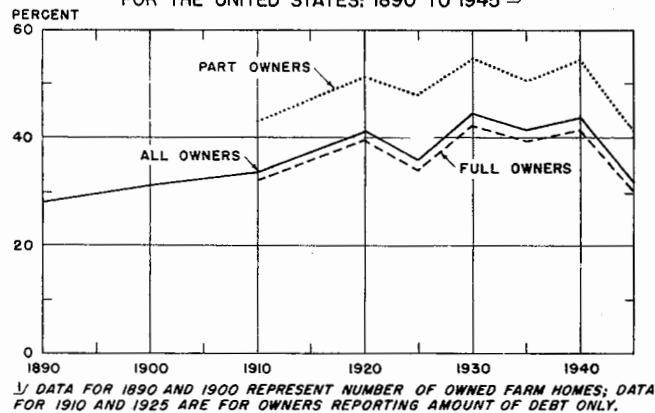
Buyers of farm land have paid a large proportion of the purchase price in cash during recent years. More than one-half of the sales since 1943 have been for cash, on a much higher percentage than during the World War I period. Down payments on mortgage-financed transfers in recent years have averaged above 40 percent of the sales price. This ratio has changed very little despite the marked increase in price; however, debts that are above 50 percent of the sales price would approximate the figure that represented the full market value in 1941.

EQUITY OF FARM OPERATORS IN THE FARM REAL ESTATE THEY OPERATE: SELECTED YEARS

EQUITY OF OPERATORS IN THE VALUE OF FARMS
THEY OPERATED, FOR THE UNITED STATES: 1930 TO 1945



PERCENT OF OWNER-OPERATED FARMS WHICH WERE MORTGAGED,
FOR THE UNITED STATES: 1890 TO 1945 ^{1/}

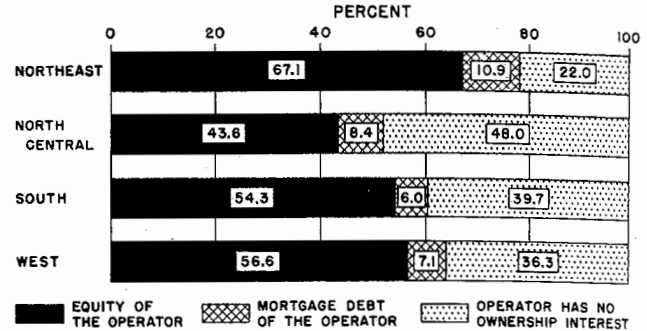


Indebtedness secured by farm real estate in the United States in 1945 was at the lowest level reported since 1914. In 1945, the estimated total farm real-estate debt stood at \$4,932,942,000, which represented a reduction of 25.1 percent from the total for 1940 and a decline of 48.8 percent from the total for 1930. Farm-mortgage indebtedness reached its highest figure in 1923 when it amounted to \$10,785,621,000. The decrease in total indebtedness and an increase in the value of farms between 1940 and 1945 reflect increased equities of owners of farms as well as lower ratios of debt to value. For the country as a whole, the average equity per mortgaged farm increased from \$3,929 in 1940 to \$6,672 in 1945, although the average debt for the farms that remained under mortgage increased from \$2,786 to \$2,882.

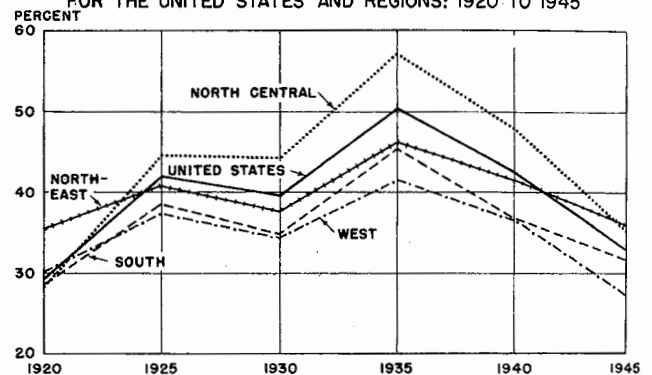
Of the \$46,388,925,560 representing the total value of farm real estate in 1945, \$27,005,381,330 represented the value of the portion owned by the operator, and the debt on the owned portion was estimated to be \$3,559,712,000. The \$23,445,669,330 equity of owner operators in the farms they operated, therefore, represented 50.5 percent of the total value of farm real estate. This percentage was higher in 1945 than in any of the three preceding censuses. The proportion of the total value of farm real estate that was rented has declined in each of the last three intervals between census years. This decline has been less marked than the decline in acres rented.

In 1945, the equity of owner operators in the owned portion of the farms they operated was 86.8 percent of the value of such lands. The percentages for the four regions were as follows: Northeast, 86.1; North Central, 83.9; South, 90.1; and West, 88.8. Because the proportion of owner-operated land varies considerably among regions, the equity of owner operators as a percentage of the total value of all land in farms showed a different pattern, being 67.1 in the Northeast, 43.6 in the North Central, 54.3 in the South, and 56.6 percent in the West. In the North-

EQUITY OF OPERATORS IN THE VALUE OF FARMS
THEY OPERATED, BY REGIONS: 1945



RATIO OF DEBT TO VALUE FOR MORTGAGED FULL-OWNER FARMS,
FOR THE UNITED STATES AND REGIONS: 1920 TO 1945



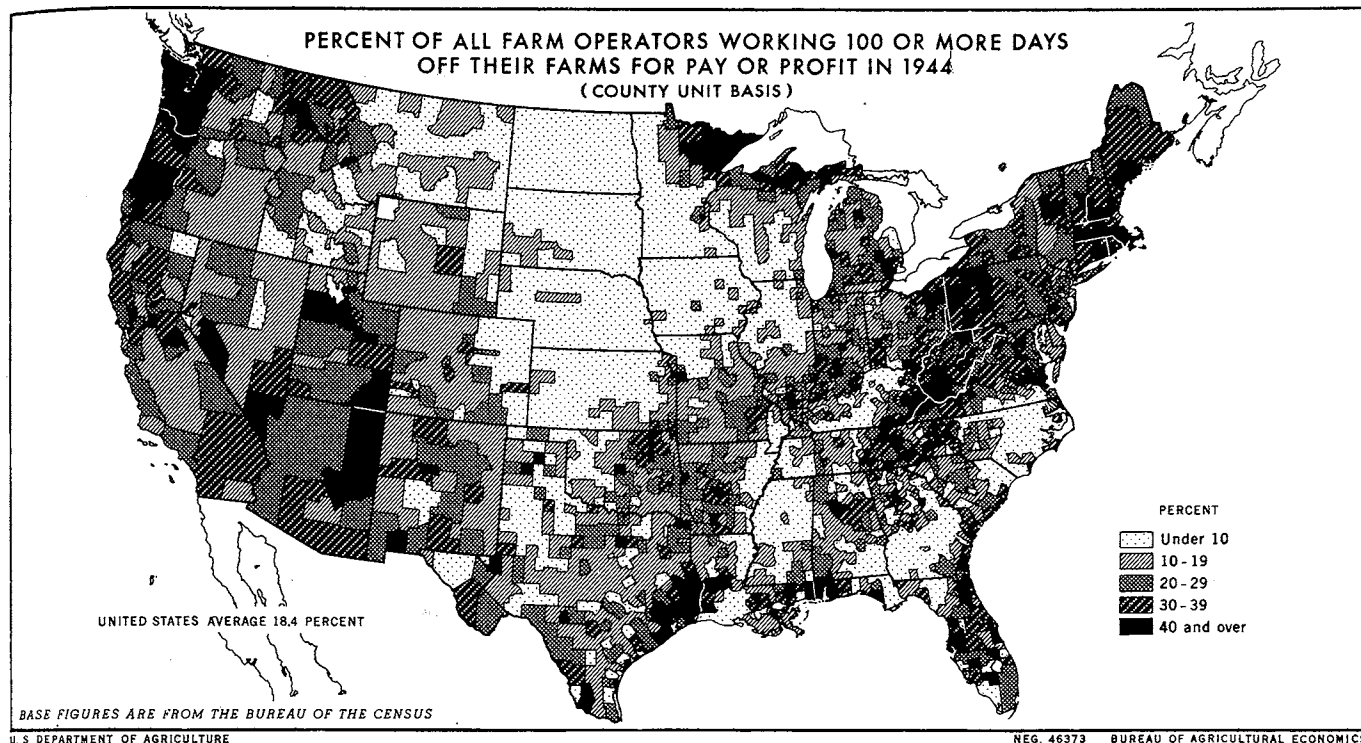
east, where a high proportion of the value was either held by the owner or covered by mortgage, only slightly more than one-fifth was represented by rented lands and buildings. This is in comparison with almost one-half in the North Central States and about two-fifths in the South and in the West.

Mortgaged owner-operated farms increased from 28.2 percent of the total reporting mortgage status in 1890 to 44.6 percent in 1930; in 1940 the percentage was 43.7 and in 1945 it was 32.0. The decline was rapid during World War II. The proportion of mortgaged full-owner farms followed rather closely the trend for all owners. The proportion of mortgaged part-owner farms increased from 43.0 percent in 1910 to 54.7 in 1940, but had declined to 41.3 in 1945.

In 1920, the amount of mortgage debt represented 29.1 percent of the value of the full-owner farms and increased to a peak of 50.2 percent in 1935. It had declined to 32.9 percent by 1945. Although the total mortgage debt on full-owner farms had begun to decline in the 1920's, farm values, during the depression years of the early 1930's, decreased to such an extent that the ratio of debt to value reached the highest level in 1935.

The ratio of mortgage debt to value of full-owner farms has fluctuated less in the Northeast than in any of the other regions. In 1920 and 1945, it was above the national average, while for the years 1925 through 1940 it was below. The ratio for the North Central Region has fluctuated most. It was lower than the ratio for any other region in 1920, then remained the highest until 1945 when it dropped to second place or slightly below the ratio for the Northeast. The ratio for the West fluctuated only slightly more than that for the Northeast and has remained below the ratio for all the other regions except in 1920. The ratio for the South also fluctuated considerably but remained just above that for the West, except in 1920.

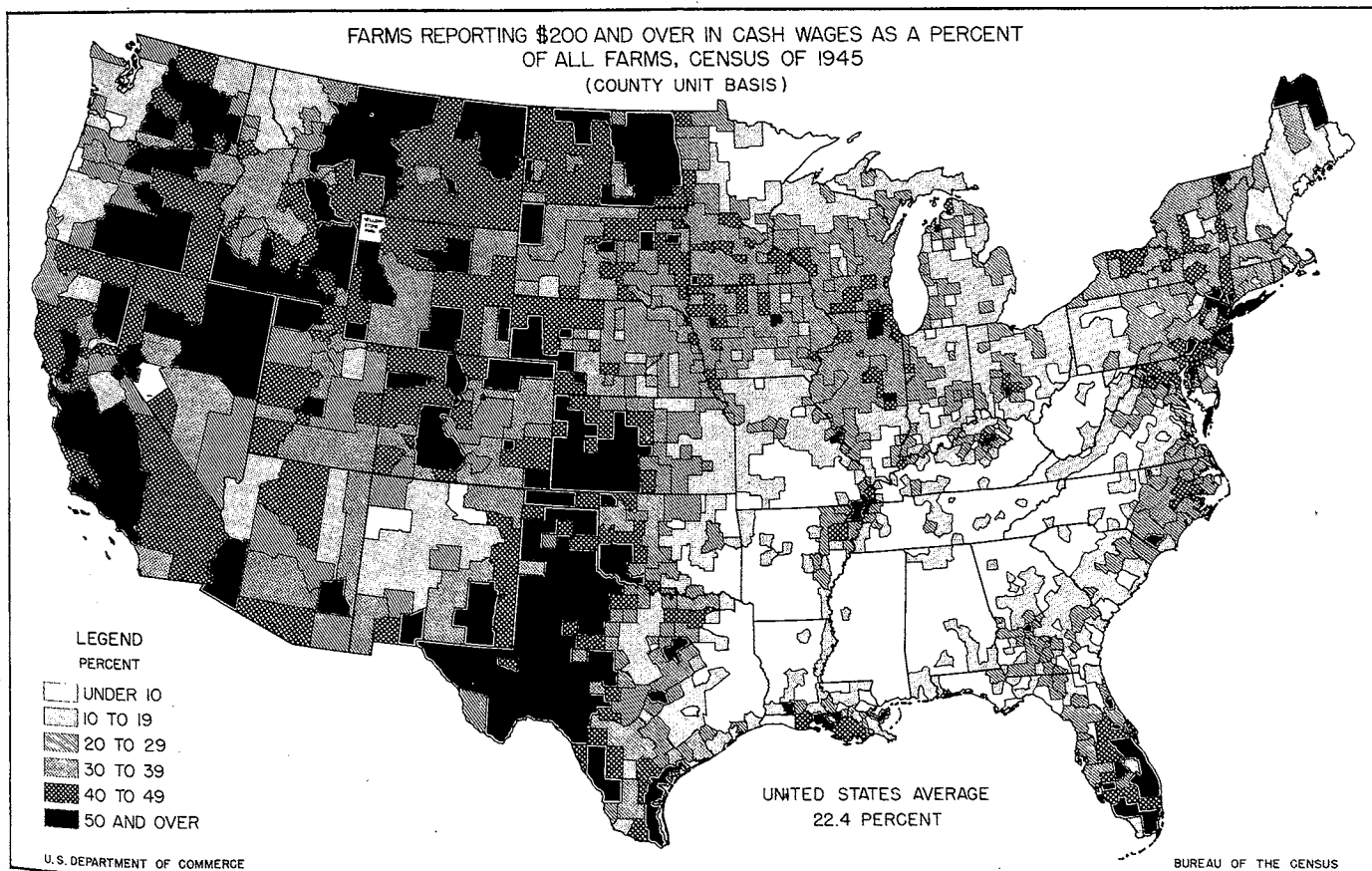
PERCENT OF ALL FARM OPERATORS WORKING 100 OR MORE DAYS
OFF THEIR FARMS FOR PAY OR PROFIT IN 1944
(COUNTY UNIT BASIS)



Areas that had a relatively large percentage of the operators of farms engaged in off-farm work are the Northeast, the southern Appalachians, the South Atlantic and Gulf Coast areas, the upper Lake States, and much of the West. Low percentages

of farm operators were working off their farms in the western Corn Belt; the Great Plains States; the tobacco-producing areas of Kentucky, Virginia, and the Carolinas; the Coastal Plains of Georgia and southeastern Alabama; and the Mississippi Delta.

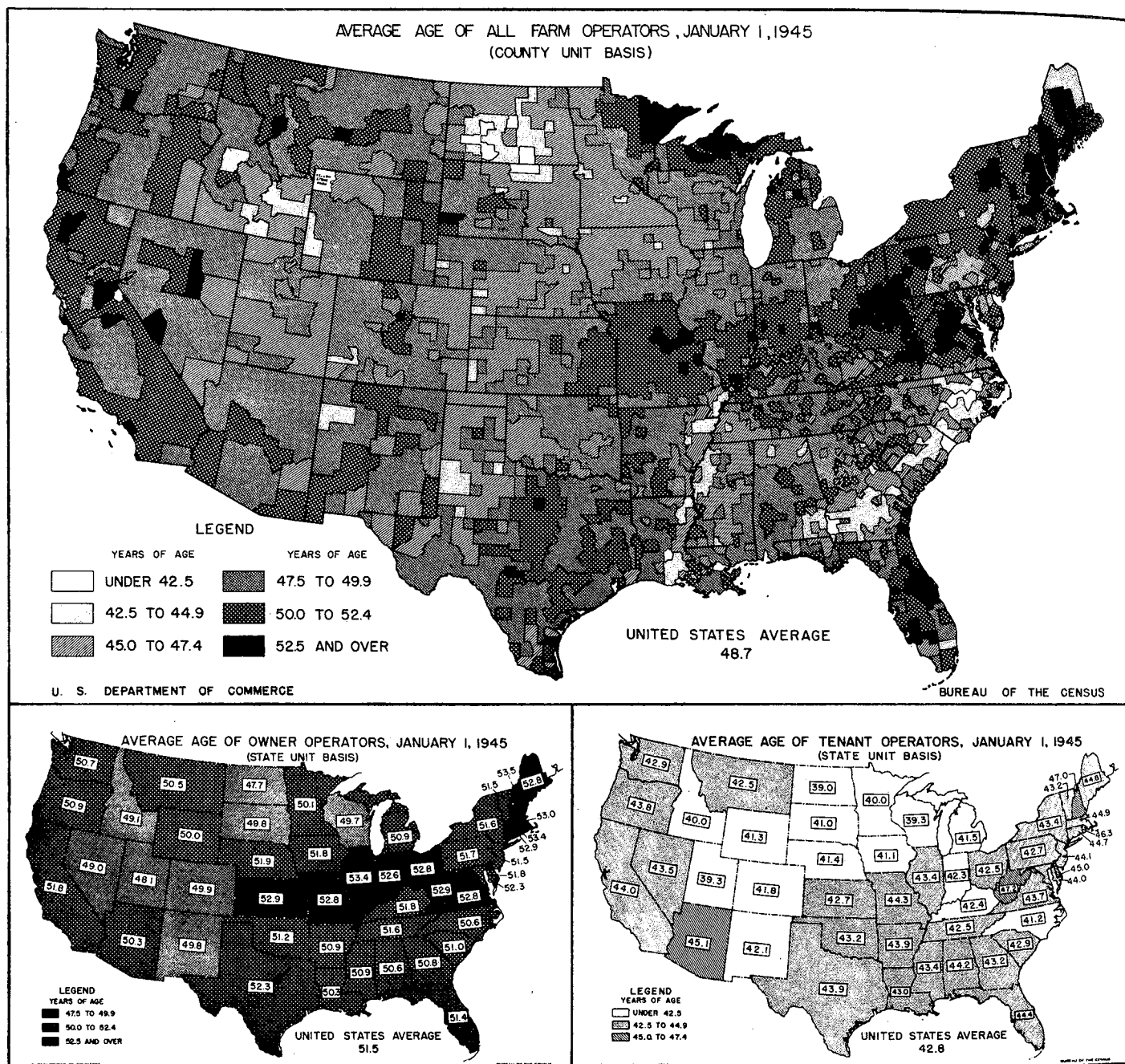
FARMS REPORTING \$200 AND OVER IN CASH WAGES AS A PERCENT
OF ALL FARMS, CENSUS OF 1945
(COUNTY UNIT BASIS)



In the South, where there has generally been a heavy rural population in relation to the land resources, a very small percentage of the farm operators required expenditures for labor. The Atlantic and West Coast States, the Great Plains, and parts

of the West where range farming and special crop production in the irrigated regions are practiced had high expenditures for labor. The Corn Belt also had a relatively high expenditure for labor.

AGE OF FARM OPERATORS, BY TENURE, FOR THE UNITED STATES: 1945



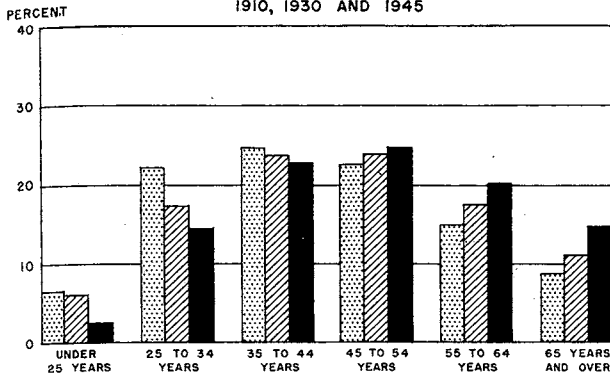
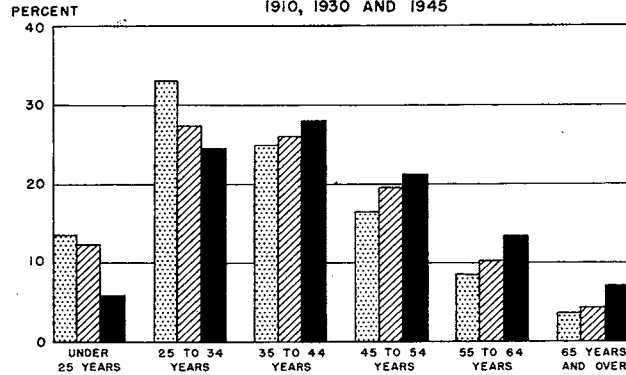
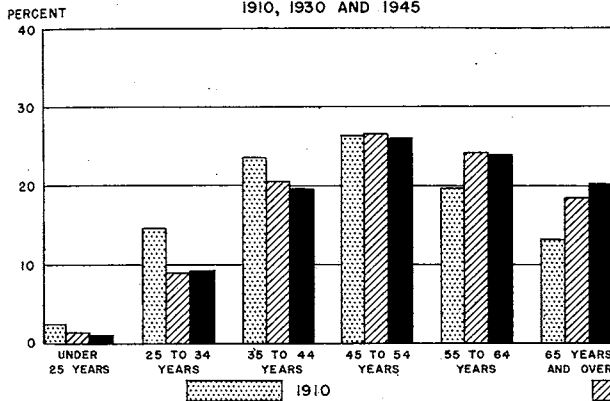
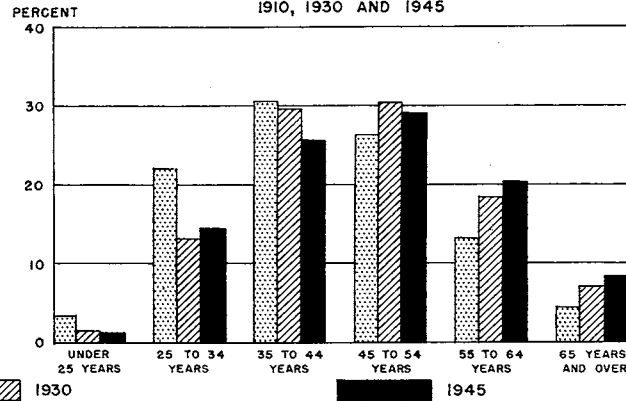
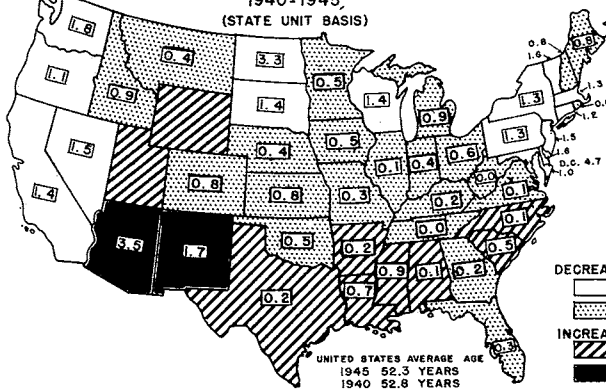
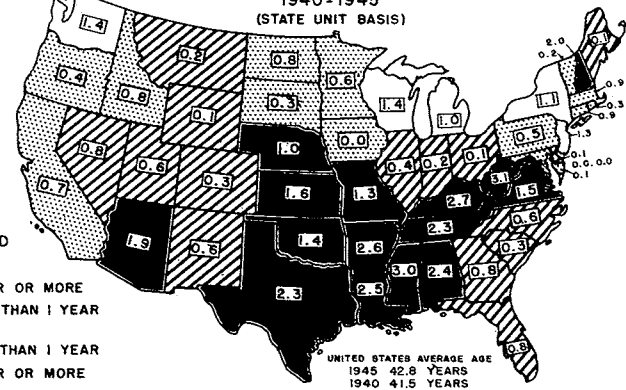
The relative age of farm operators as between geographic areas is affected by such factors as the percentage of owners, percentage of nonwhite operators, extent of rural migration, and policy of fathers in turning farms over to sons. The largest area with a high average age of farm operators includes the Northeast, extending southward into Virginia and westward across West Virginia, southern Ohio, southern Indiana and Illinois, Missouri, and Kansas. Other areas with a high average age of farm operators are in Florida, the West Coast States, Texas, and the West. Areas with particularly young farm operators include the Coastal Plain of the South Atlantic States, the Mississippi Delta, and the Great Plains.

The age of owner operators by States is similar to that of all operators, particularly in the areas with high percentages of owner operators. In New England, where there is a high percentage of ownership, the age of owners is 52.5 years or more, except for Vermont. The average age of owner operators in Virginia, West Virginia, Ohio, Indiana, Illinois, Missouri, and Kansas is also 52.5 years or more. Only in Wisconsin and the

Dakotas, outside the West, did owners average less than 50 years of age. In the West, operating owners in Idaho, Nevada, Utah, Colorado, and New Mexico averaged less than 50 years.

The average age of owners in no State was less than 47.5 years, while in no State was the average age of tenants above that figure. The variation in age of owners among the States was different from the variation for tenants. The age of tenants in the New England States was also relatively high, but in a tier of States from Virginia westward through Kansas, where the age of owners was high, only West Virginia had high tenant ages and Indiana was in the lowest tenant-age group. Generally, ages of tenants averaged highest in the East, South, and far West, and lowest in the North Central and Rocky Mountain States. The average age of tenants was 45 years or more in New Hampshire, Rhode Island, West Virginia, and Arizona. Both owners and tenants were in the lowest age group in Wisconsin, the Dakotas, Colorado, New Mexico, Utah, and Idaho, while both were in the highest age group in New Hampshire, Rhode Island, and West Virginia.

CHANGE IN AGE OF FARM OPERATORS IN EACH TENURE CLASS, FOR THE UNITED STATES, FOR SELECTED PERIODS

PERCENT OF ALL OPERATORS BY AGE GROUPS
1910, 1930 AND 1945PERCENT OF TENANTS BY AGE GROUPS
1910, 1930 AND 1945PERCENT OF FULL OWNERS BY AGE GROUPS
1910, 1930 AND 1945PERCENT OF PART OWNERS BY AGE GROUPS
1910, 1930 AND 1945CHANGE IN AVERAGE AGE OF FULL OWNERS
1940-1945
(STATE UNIT BASIS)CHANGE IN AVERAGE AGE OF TENANTS
1940-1945
(STATE UNIT BASIS)

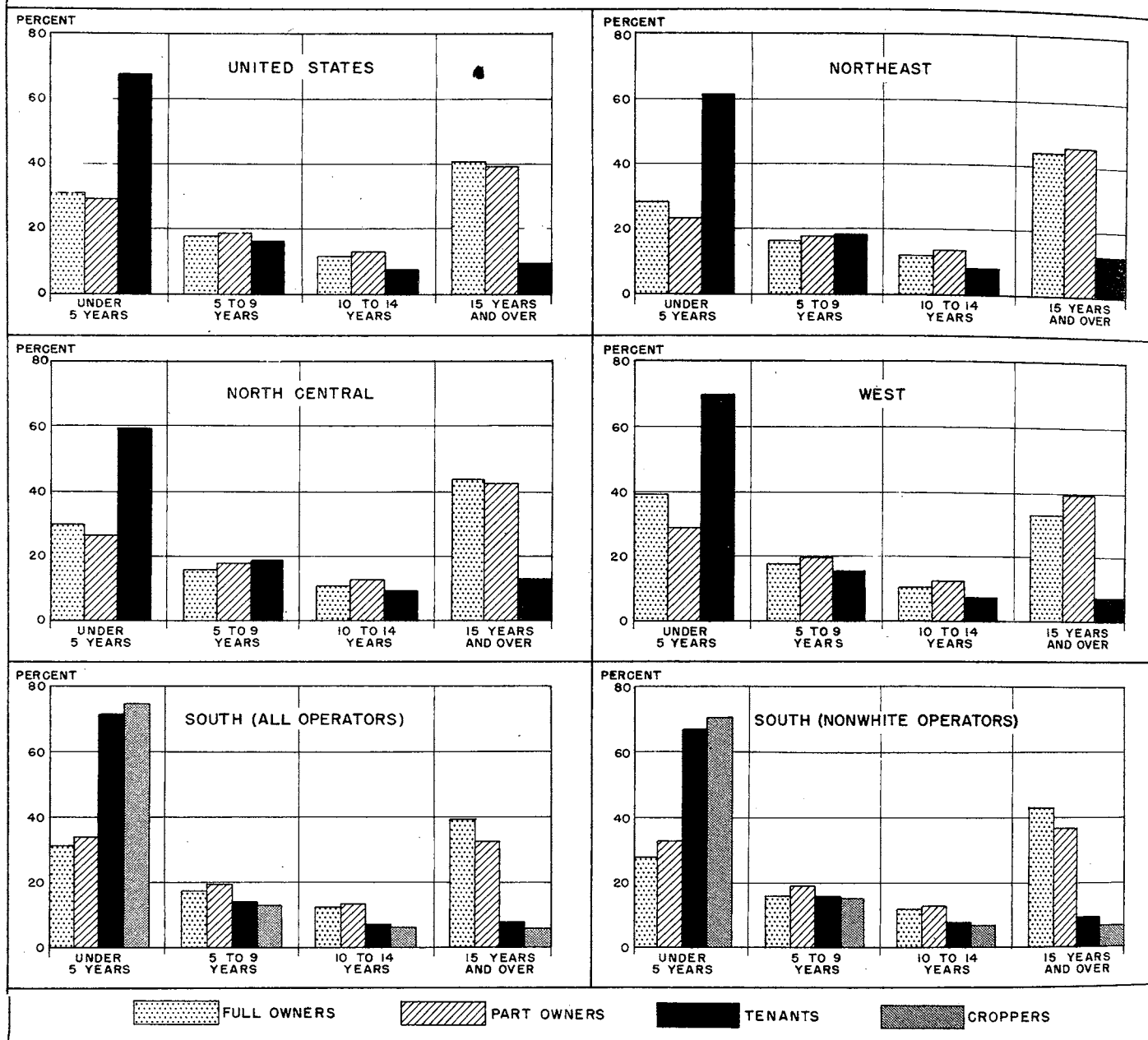
The loss of younger people from the farms, the general increase in life expectancy, and perhaps the failure to retire from farming at as early an age as formerly have caused the average age of farm operators to increase by 4.2 years in the past 35 years. The average age of farm operators was 48.7 years in 1945 and 48.0 in 1940. Similar averages computed from age distribution data were 45.1 in 1920 and 44.5 in 1910. The number of operators under 25 years of age decreased from 6.6 percent of the total in 1910 to 2.6 in 1945; those over 65 years increased from 8.7 to 14.7. In 1945, the average age of tenant operators was 42.8 years and of all owner operators 51.5. The average age of all owner operators decreased by 0.6 year from 1940 to 1945, while that of tenants increased 1.3 years.

Although tenant operators are 8.7 years younger than owners, their average age has been increasing more rapidly than that of owners. Tenants under 35 years have been decreasing in proportion to total tenants—from 46.6 percent to 30.3 percent in the 35-year period from 1910 to 1945. The average age of full

owners increased rather rapidly from 1910 to 1930 and decreased during the war. The percentage of full owners 25 to 34 years of age increased during the war, while the percentage of those 45 to 64 decreased. Part owners are older than tenants but younger than full owners. The average age of part owners has increased since 1910, but this increase was halted during the war when the outstanding changes were an increase in the proportion of those 25 to 34 years old and a decrease in the proportion of those from 45 to 54 years.

The age of full-owner operators generally decreased in the Northeastern, North Central, and far Western States during the war, while there was an increase in age in the South and Southwest. The dairy, cash-grain, and fruit and vegetable areas in the main showed decreases in ages of full owners while the cotton areas and some range areas showed increases. The areas showing increases in ages were generally those in which there was a heavy loss of the younger men for industrial work and for the Armed Forces.

PERCENT DISTRIBUTION OF FARM OPERATORS BY TENURE AND YEARS ON FARM,
FOR THE UNITED STATES AND REGIONS: CENSUS OF 1945



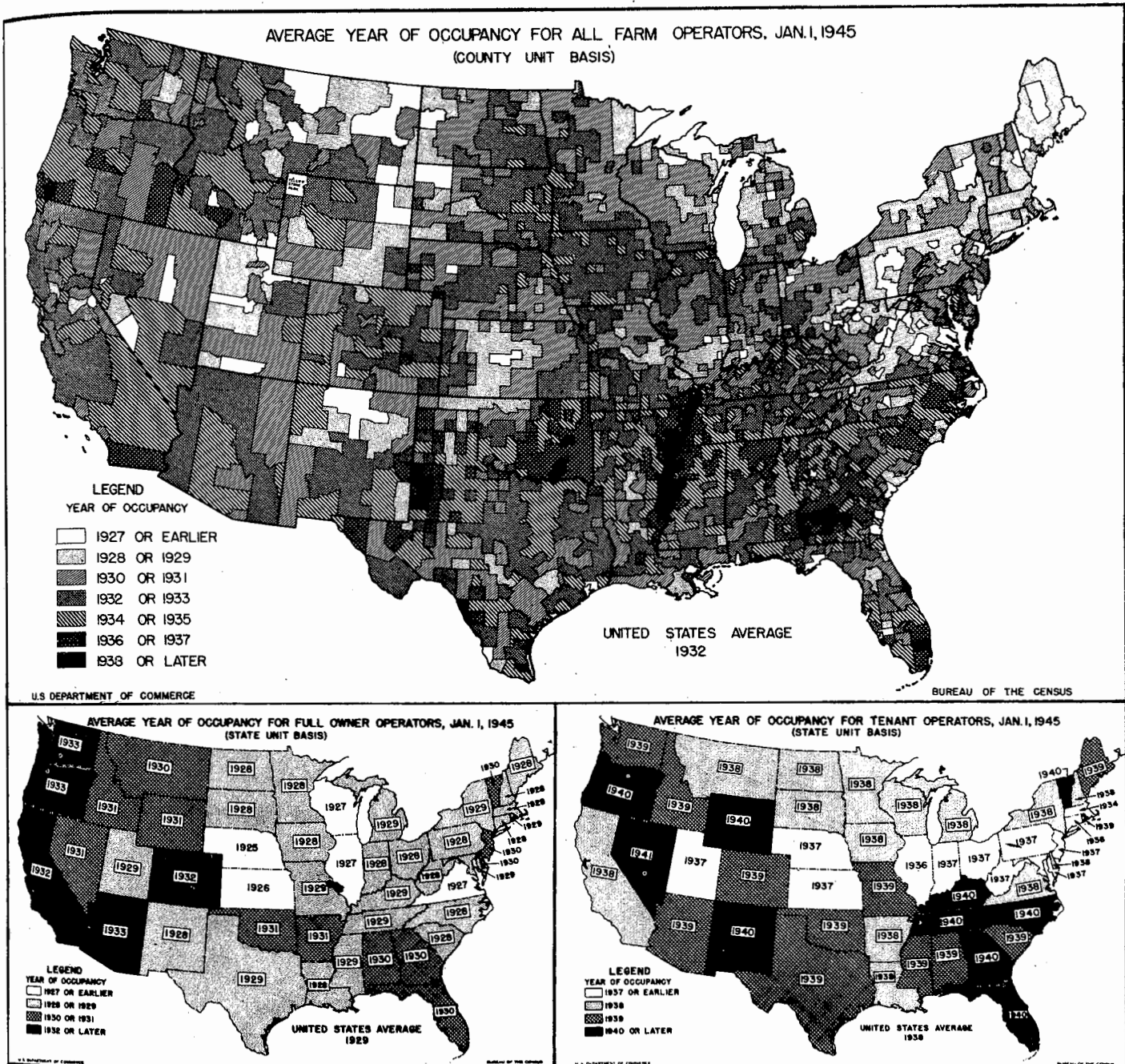
The terms "number of years on farm" and "year of occupancy" are intended to reflect the stability of operators as a group and, to a lesser extent, the stability between tenure classes. A direct comparison of the data for the various tenure classes has several limitations. An operating owner of a farm may have first spent a few years on that farm as a tenant; his total length of time on the farm as an operator would be associated with ownership.

In 1945, farm operators of the Nation had been operating their farms an average of approximately 13 years. The average years on farm for the several tenure classes varied from approximately 16 for full owners to 7 for tenants. Part owners had operated their farms for a slightly shorter time than full owners. Although the data for 1945 and 1940 cannot be compared directly, there is some indication that, in 1945, farm operators had been on their farms slightly longer than those reporting in 1940. Further, full owners and part owners had been on their farms for a slightly shorter period in 1945 than the like group in 1940. Tenants averaged a longer time on their farms in 1945 than those in 1940. The increase in the number

of full owners and part owners during the war tended to reduce the average years on farm for these groups. This was a period of decreasing numbers of tenants—more after the younger men—and so the average years on farm for this group increased.

In 1945, full-owner operators in the North Central Region and in the South had operated their farms longer than part owners. However, part owners had the longer tenure in both the Northeast and the West. The increase in number of full owners during the war was relatively much greater in the Northeast and the West than in the North Central Region and the South. Of the tenants, 71.4 percent in the South and 69.7 in the West had been on their farms less than 5 years in comparison with 61.5 percent in the Northeast and 59.2 in the North Central Region. Only 7.6 percent of the tenants in the South and 7.8 in the West had been on their farms for at least 15 years in comparison with 12.2 percent in the Northeast and 12.8 in the North Central Region. The length of tenure for nonwhite operators in the South averaged longer in 1945 for each tenure group than that for white operators.

YEAR OF OCCUPANCY, BY TENURE, FOR THE UNITED STATES: 1945

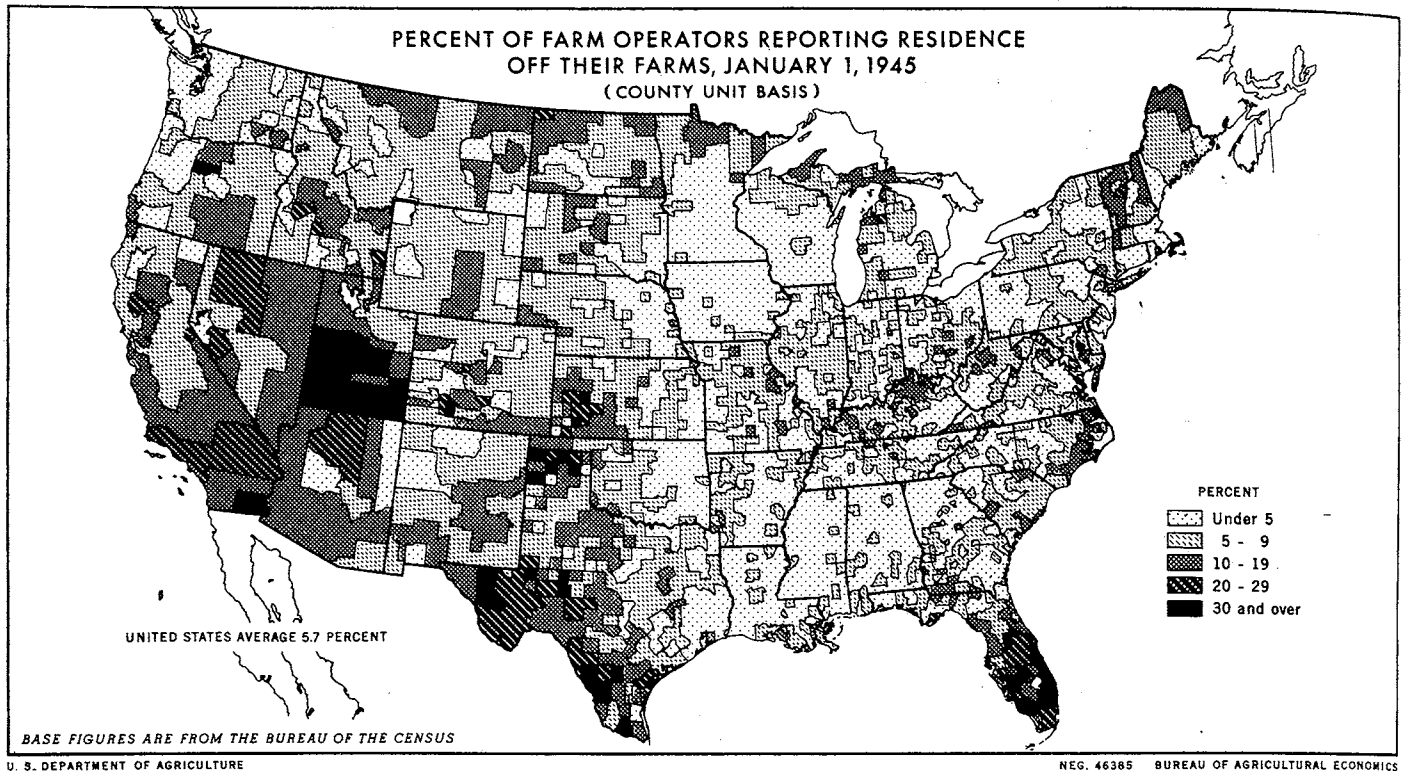


World War II had a material effect on the composition of agricultural producers. Although many operators of farms left the land, many others must have remained in the capacity of active producers for a longer time than would have been the case under more normal conditions. This is indicated by the fact that in 1945, even though about 42.4 percent of the farm operators had been on their farms less than 5 years in comparison with only 38.3 percent 5 years earlier, the period of occupancy averaged slightly longer for all farm operators in 1945 than in 1940.

The counties with the shortest periods of occupancy were most prevalent in the South, particularly in the areas that have a high proportion of share croppers and cotton production. These areas include the Mississippi Delta, southwestern Georgia, southeastern Oklahoma, and a small area of western Texas. The counties with the longest period of occupancy include the Northeast and the Appalachian Mountains, and parts of the western Great Plains and Rocky Mountain States. The variation in the average length of tenure in a given area depended largely upon the percentage of tenancy.

Four of the five States where full owners had the longest tenure were in the Midwest, the exception being Virginia. Nebraska, with an average of about 20 years, had the longest tenure for full-owner operators. Relatively long periods of tenure for full-owner operators were generally prevalent in the Northeast, the North Central States, and in many of the Southern States. The 5 States with an average of 13 or fewer years included the Pacific Coast States, Arizona, and Colorado.

The average years on farm for tenants was about 7 in 1945. Tenants generally remained longer in the Northeast and North Central States and for shorter periods in the South. There was considerable variation in the length of tenure among States in the West. The longest average term of tenure for tenants was 11 years in Massachusetts and the shortest was 4 years in Nevada. Of the 12 States having an average length of tenure for tenants of at least 8 years, all but 3 were in the Northeast and North Central Regions; these 3 were the border States of Maryland, West Virginia, and Utah. Of the 10 States with an average length of tenure of less than 5 years, 5 were in the South and 4 in the West.



In 1945, about 337,000 farm operators, or 5.8 percent of the total number, did not live on the farms they operated. In 1940, the percentage not living on their farms was 5.4. The most prominent areas with a high percentage of off-farm residence included central and south Florida, southwestern and northwestern Texas, southwestern Kansas, much of Arizona, Nevada, and Utah, and southern California. In two large areas the percentage of the farm operators who did not live on the farms they operated was very small. One included Iowa, most of Minnesota and Wisconsin, northwestern Illinois, and eastern Kansas and Nebraska. The other included northern Georgia, most of Alabama, Mississippi, southwestern Tennessee, Louisiana, Arkansas, southeastern Texas, and eastern Oklahoma.

A high degree of seasonality of farm work encourages off-farm residence. This is characteristic of the extensive wheat regions of the Great Plains and the fruit and vegetable areas

of southern California, Florida, and Texas. In such areas considerable hired labor is used, and the owners may live elsewhere. Areas where most of the work is done by the family, such as parts of the South and the Midwest, generally have a low percentage of operators residing off their farms.

Undesirable living conditions in parts of the country encourage some operators to live in urban places. Nonresident operators, particularly in the West, often live considerable distances from their farms and may be present only during the seasons when farm work is being done. In the eastern part of the country, where farms are much smaller than in the West, the operator may live in a village close to his farm and do the work there more regularly throughout the year than the nonresident farmer of the West. Tenants who farm "patches" of intensive cash crops frequently do not live on their farms and may rent different lands each year.

