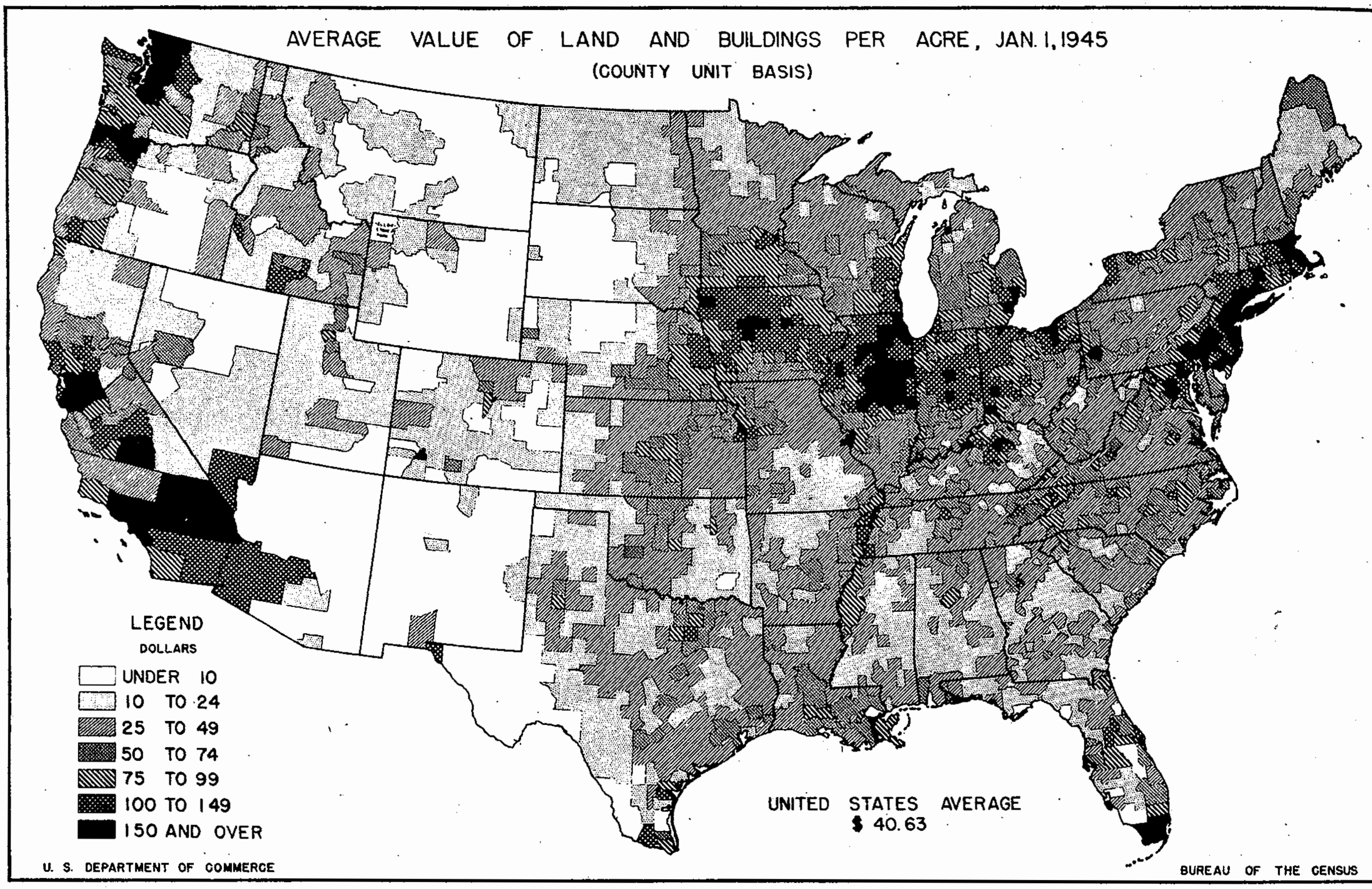

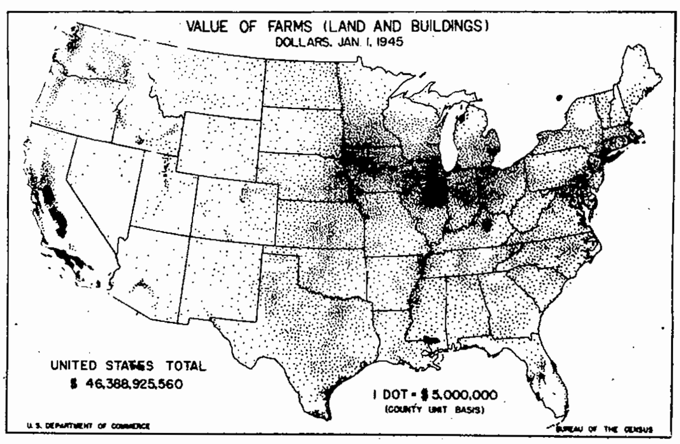

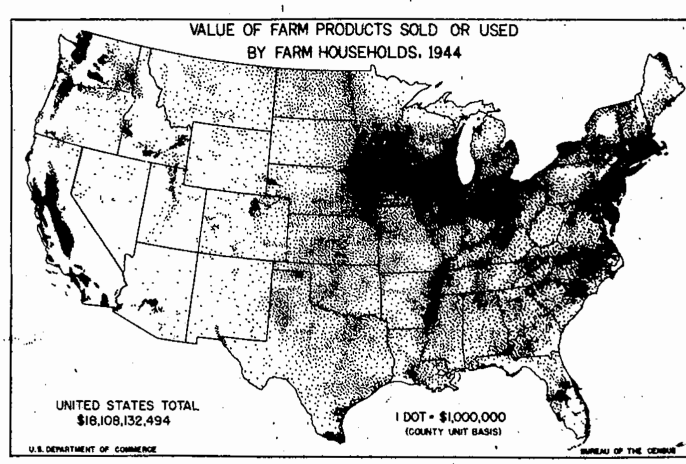

Farm Real Estate Values.—Record levels of agricultural production at increased prices during and subsequent to World War II brought gross farm incomes to the highest levels ever recorded. Land values in the same period tended to follow the increases in net incomes but not to the same degree. For the country as a whole, the low point in farm real estate values, since about 1910, was reached in 1933. Values have since maintained an upward trend with the exception of the period from 1937 to 1941 when there was little change. Values by March 1, 1947, had surpassed 1920 levels in 24 States, although the average for the United States was 6 percent below the 1920 figure. Land values in Iowa in 1947 were less than two-thirds of the peak values of 1920, while those in New Jersey were two-fifths higher.

According to the Census, farm land values at the beginning of 1945 averaged $40.63 per acre as contrasted with $31.71 in 1940. The addition to the farm area between 1940 and 1945 of nearly 81 million acres, mostly low-value lands, has hidden a part of the relative increase which would otherwise have been shown. Highest acre values in 1945 were recorded for the Corn Belt and for the areas of the eastern seaboard from Massachusetts to northern Virginia, encompassing the truck crops, poultry-raising, and fluid milk-producing centers but including some country estates and other rural-urban developments. The largest expanse of low-value lands was shown for the mountainous and semiarid to arid areas of the Western States.

Land and buildings and other permanent improvements represented a capital investment of $7,917 per farm at the beginning of 1945. These average values were closely correlated with the size of units and with the scale of operations as measured by labor requirements and the opportunity to supplement hand labor with mechanical equipment. The fairly large average values of real estate per farm in the Corn Belt resulted from high per-acre values applied to holdings of moderate size. A fairly high investment in the average holding of real estate was maintained in the areas to the west and fanning out northward and southward, first in the Great Plains and then in the vast acreages given over to livestock ranching, where farms and ranches encompassed larger and larger acreages but were identified with successively lower per-acre values. Good buildings have been associated with small acreages of arable land in much of the Northeast, and in localized areas particularly around population centers in which the dwelling has added materially to the investment in real estate. In areas adjacent to cities, improved transportation has given additional outlying farm lands an increased value for site and residential purposes.

Value of Products Sold or Used by Farm Households.—The cash income from the sale of farm products in 1944 was somewhat in excess of 16 billion dollars and the value of products of the farm used by households on the farm was 1.9 billion dollars, as recorded by the Census. The average value (per farm reporting) of the products sold or used was $3,148. In the case of a tenant-operated farm this included any share accruing to the landlord. About 1 farm in 10 had a total product (sales plus home use) of less than $250. On nearly two-fifths of the farms, the value of products sold or used was less than $1,000 and these farms contributed about 6 percent to the total value. The largest contiguous areas, where the value of products sold and used was in these low-income categories, were the Appalachians, the Ozarks, and associated highlands. Farms with a value of products of $10,000 or more represented about 5 percent of all farms and had 36 percent of the total. These high-income farms were about equally divided between crop and livestock producers. More than two-thirds of the total value of all farm products sold or used for the country as a whole was produced on one-fifth of the farms, each having $4,000 or more total value of products.