

CHAPTER 3

FARM TENURE

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INTRODUCTION

This report on farm tenure consists of three sections entitled, respectively, *Land*, *Production*, and *People*. The first section, *Land*, deals with how individuals gain access to the services of agricultural land. The second section, *Production*, relates the tenure system to farm outputs and inputs. Section III, *People*, shows the tenure system as an instrument for dividing farm income among individuals. This portrayal of America's farm tenure structure indicates some of the relationships between tenure arrangements and production and division of farm income in our economy.

Land tenure can be looked upon as a collection of arrangements which, to the individual, may appear to be a scale of degrees of access to land services. At one end of the scale is the *fee simple*, debt-free ownership which permits maximum access to the services of land subject to rights reserved by the public. At the other end of the scale may be such tenure forms as the temporary leaseholder or sharecropper whose legal rights to land may be quite limited.

The means of obtaining or retaining use of, or control over, resources may take many forms. Some of these forms of agricultural land tenure are: Individual ownership, debt-free or encumbered ownership; coownership, such as joint tenancy, tenancy in common, or tenancy by entirety; corporate ownership; estate; trust; public ownership; cash, standing, share, or cropper leasing arrangements; life estates; easements and covenants; employee; and public, noncontractual, reservations of property rights such as eminent domain, taxation, and police power.

It would, of course, be impractical for a Census of Agriculture to enumerate all the possible relationships in the way persons gain access to land even for agricultural purposes. Tenure is usually specified in terms of the relationship of the person performing the farming operation without regard to the degrees of equity. The tenure forms contained in this report represent discrete categories such as full owner, part owner, manager, or tenant. These broad groups of tenure arrangements are necessary for purposes of enumeration and simplification. In reality, of course, tenure is a continuum of relationships which provide various degrees of access to resources. Ownership encumbered with a heavy mortgage may require far more stringent restrictions on land use than debt-free tenancy. Part ownership may consist of many different mixtures of ownership and tenancy.

Adjustments in the tenure structure have taken place in recent years to accommodate changes in agricultural production. The number of farm operators has decreased and farms have become larger. The proportion of farms operated by tenants has decreased and the proportion of part-owner operators has increased. Full owners, although fewer in number, now represent nearly the same proportion of all operators as in 1945. Increasing numbers of farmers are undertaking off-farm employment.

The second section of the report, *Production*, is especially devoted to the relation of tenure to type of farm, land use, crop and livestock output, size of farm, irrigation, equipment and fertilizer, farm expenditures, and farm labor.

Agricultural output has continued to rise while the number of persons employed in agriculture has declined. Production per acre and per animal unit has increased so that, although very little new land was cultivated and relatively small increases took place in livestock numbers, total output increased more than 80 percent from 1910-14 to 1954. Adjustments have been made in the composition of agricultural output and the tenure pattern has changed accordingly. The tenancy pattern, for example, now includes a greater proportion of livestock-share leases partly because of shifts toward expanded livestock enterprises. Tenure adjustments have taken place to accommodate expansion in farm size. Some farmers wishing to use their limited capital for increased quantities of specialized equipment or fertilizer may prefer to rent rather than buy additional land. The number of part owners has increased. Tenure adjustments are necessary when improved techniques, changes in consumer tastes, and changes in the relative quantities of labor, capital, or land alter the value of the various resources in production.

The farm tenure system, through its effects on the return to factors of production, resource mobility, and uncertainty, affects the level and composition of agricultural output. Since every farm operation is, in one way or another, related to tenure arrangements between individuals and to individual property rights as governed by our laws, the entire pattern of agricultural production from the individual farm firm to entire agricultural industry affects and is affected by the tenure structure.

DEFINITIONS AND EXPLANATIONS

The terminology used in this report is identical with that used in the reports for the various Censuses of Agriculture. In the several Censuses it has been necessary to make minor adjustments in the definition of a farm and in the procedures for enumeration, but it is believed that these adjustments are not of sufficient magnitude to affect tenure trends appreciably. In the Census of 1950, a relatively slight change in the definition of a farm caused a decrease of 150,000 to 170,000 in the number of farms which would have been included if the 1945 definition had been retained. The 1954 definition of a farm coincided with that used in 1950. Most of the places excluded by the 1950 and 1954 definition that would have been counted as farms in earlier Censuses are owner-operated.

In all Censuses except 1950, farm operators were classified according to the tenure under which they held their land on the basis of the land they retained. The 1950 procedure, although slightly different, had very little effect on the tenure distribution.

Owners are farm operators who own all or part of the land they operate.

Full owners own all of the land they operate.

Part owners own land they operate and rent, from others, additional land which they operate.

Managers operate farms for others, and are paid a wage or salary for their services.

Tenants rent from others (or work on shares for others) all of the land they operate.

Cash tenants pay cash and no share of crops or livestock as rent, such as \$10 per acre or \$1,000 for the use of the entire farm.

Share-cash tenants pay a part of the rent in cash and a part as a share of the crops or of the livestock or livestock products, or both.

Share tenants pay a share of either the crops or of the livestock or livestock products, or a share of both. Share tenants were further classified as:

Crop-share tenants if they paid a share of the crops and no share of the livestock or livestock products.

Livestock-share tenants if they paid a share of the livestock or livestock products. They may also have paid a share of the crops.

Croppers are tenants to whom all work power is furnished.

Other tenants include those who pay a fixed quantity of any product; those who pay taxes, keep up the land and buildings, or keep the landlord in exchange for the use of the land; those who have use of the land rent free; and all others whose rental arrangements require payment other than cash or a share of the products.

Unspecified tenants include those tenants whose rental agreement was not reported or could not be determined from the information given.

GEOGRAPHIC REGIONS AND DIVISIONS



Figure 1.

The four geographic regions used in this report are: (1) The Northeast, including the 9 States in the New England and Middle Atlantic divisions; (2) The North Central, including the 12 States in the East North Central and West North Central divisions; (3) The South, including the 16 States in the South Atlantic, East South Central, and West South Central divisions, and (4) The West, including the 11 States in the Mountain and Pacific divisions.

Some of the data used herein, particularly those for commercial farms only, are estimates based on reports for a sample of farms. Data that are based on reports for a sample of farms are shown

in *italics* or by a note if the data are presented in tabular form. A description of the sampling technique and the reliability of sample data are given in the Introduction to Volume II, "General Report," of the 1954 Census of Agriculture.

Commercial farms are, in general, those with a value of sales of farm products amounting to \$1,200 or more. Farms with a value of sales from \$250 to \$1,199 were also classified as commercial if the farm operator worked off the farm less than 100 days and if the income which the operator and other members of his family received from nonfarm sources was less than the total value of farm products sold.

SECTION I

Land

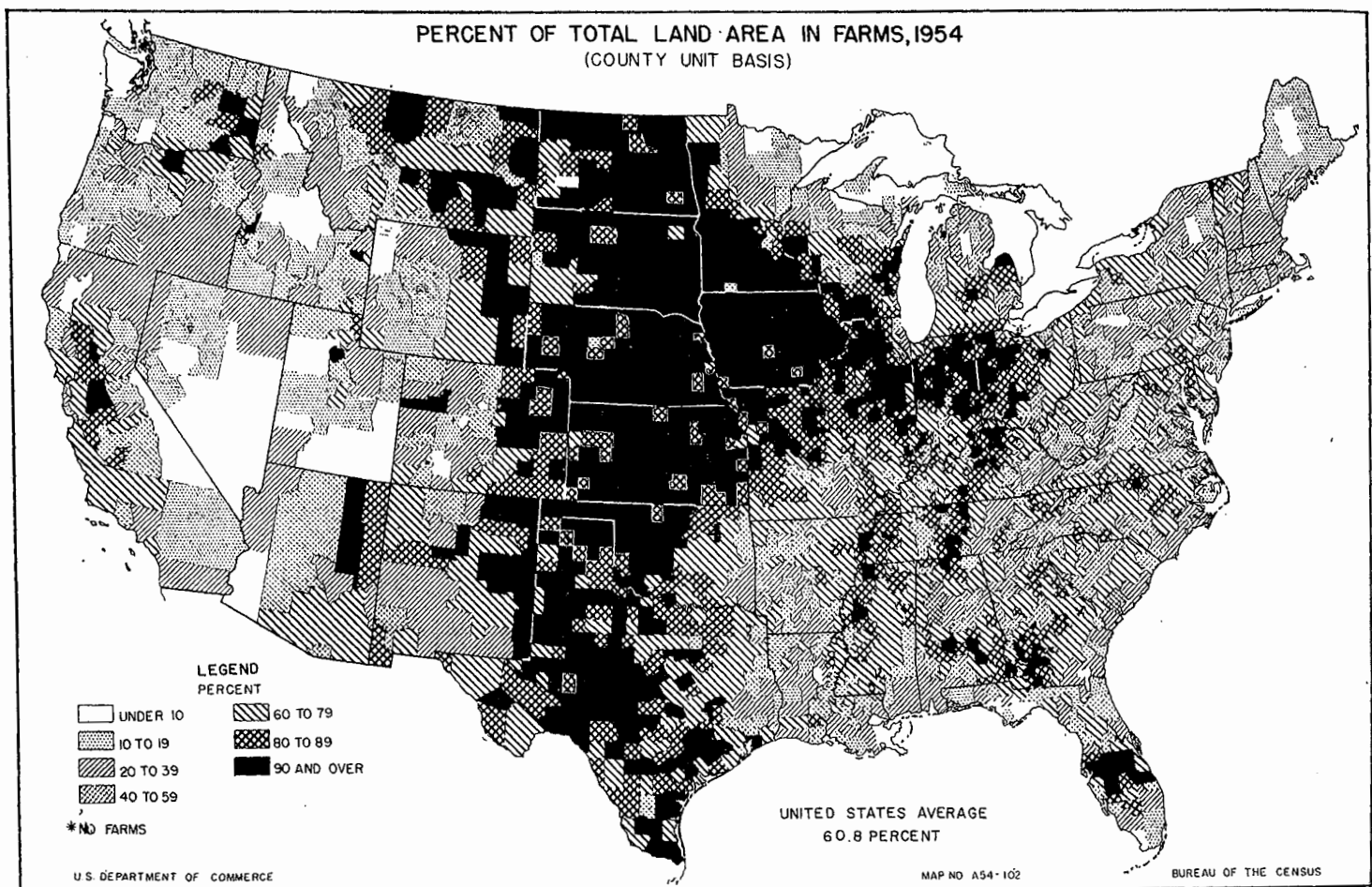


Figure 2.

LAND IN FARMS

The principal agricultural uses of land are for crops and for pasture; however, not all of the land used for agricultural purposes is classed as farmland. Although almost all land in crops is considered farmland, millions of acres of land are used for grazing but are not enumerated as "land in farms." Thus, of the 1,903,824,640 acres of land surface in the United States, 79.4 percent was used for agricultural purposes in 1954, although only 60.8 percent was classified as land in farms. Land not in farms was not used in the tenure classification.

The proportion of the land area in farms showed an upward trend to 1950. The farm area in 1954 was almost the same as in 1950. The relatively stable farm area, for the country as a whole, fails to reveal the differences which have been occurring in the States and in larger geographic regions. Decreases in land in farms, between the 1950 and 1954 enumerations, occurred in all States east of the Mississippi River, except Florida. Although decreases also were reported in five States west of the Mississippi River, the combined loss—nearly 18 million acres—was almost offset by increases in the western half of the country and in Florida.

In the Northeast the downward trend in the land area devoted to agriculture has been almost continuous since 1880. By 1900, this area had 2½ million fewer acres of farmland than at the peak in 1880. From 1900 to 1954 the Northeastern States, collectively, lost another 24 million acres of farmland, or about 3 out of every 8 acres.

The North Central Region comprises one-fourth (25.4 percent) of the total land surface in the continental United States and one-third (34.0 percent) of the farmland. The farm area in this region apparently reached its peak about 1945. At that time,

82.5 percent of the land area was within farm boundaries. Relatively small declines in the acreage in farms have been reported in the two intercensal periods since that time. In the period 1945-54, this region lost more than 5 million acres from its farms so that by 1954 the proportion of land in farms had dropped to 81.4 percent.

The South, which has 29.5 percent of the total land area in the United States, had, in 1954, only slightly more than two-thirds (68.7 percent) of its area in farms. The other third of the area, representing nonagricultural land, is largely ungrazed wooded tracts held by timber or paper companies or in other private holdings; swamps and tidal marshes; rugged terrain some of which is in parks; eroded, abandoned lands once in farms but now overgrown with brush and trees; and, of course, land required by roads, cities, and industrial uses. Although economic forces could bring thousands of acres of these nonagricultural lands into a higher agricultural use through clearing and draining, forestry is the presently preferred use for much of the area.

Following the Civil War, acreage of land in farms in the South increased until 1900, after which date each successive Census through 1925 registered a decline. Thereafter, the trend was upward through 1950. Between 1950 and 1954, this region recorded a loss of nearly 7 million acres from the farm area. This decrease would have been even greater if it had not been for a 1,634,000 increase recorded in Florida. Abandonment of some of the poorer agricultural lands in the South, particularly in the Southern Piedmont and in the more mountainous and hilly areas, has been brought about in part by more attractive opportunities for earning a living through nonfarm employment in industry.

The West has continued the expansion of its farmland area, without interruption, since the first Census of land in farms was

LAND IN FARMS AS A PERCENT OF TOTAL LAND AREA, FOR THE UNITED STATES AND REGIONS: 1880-1954

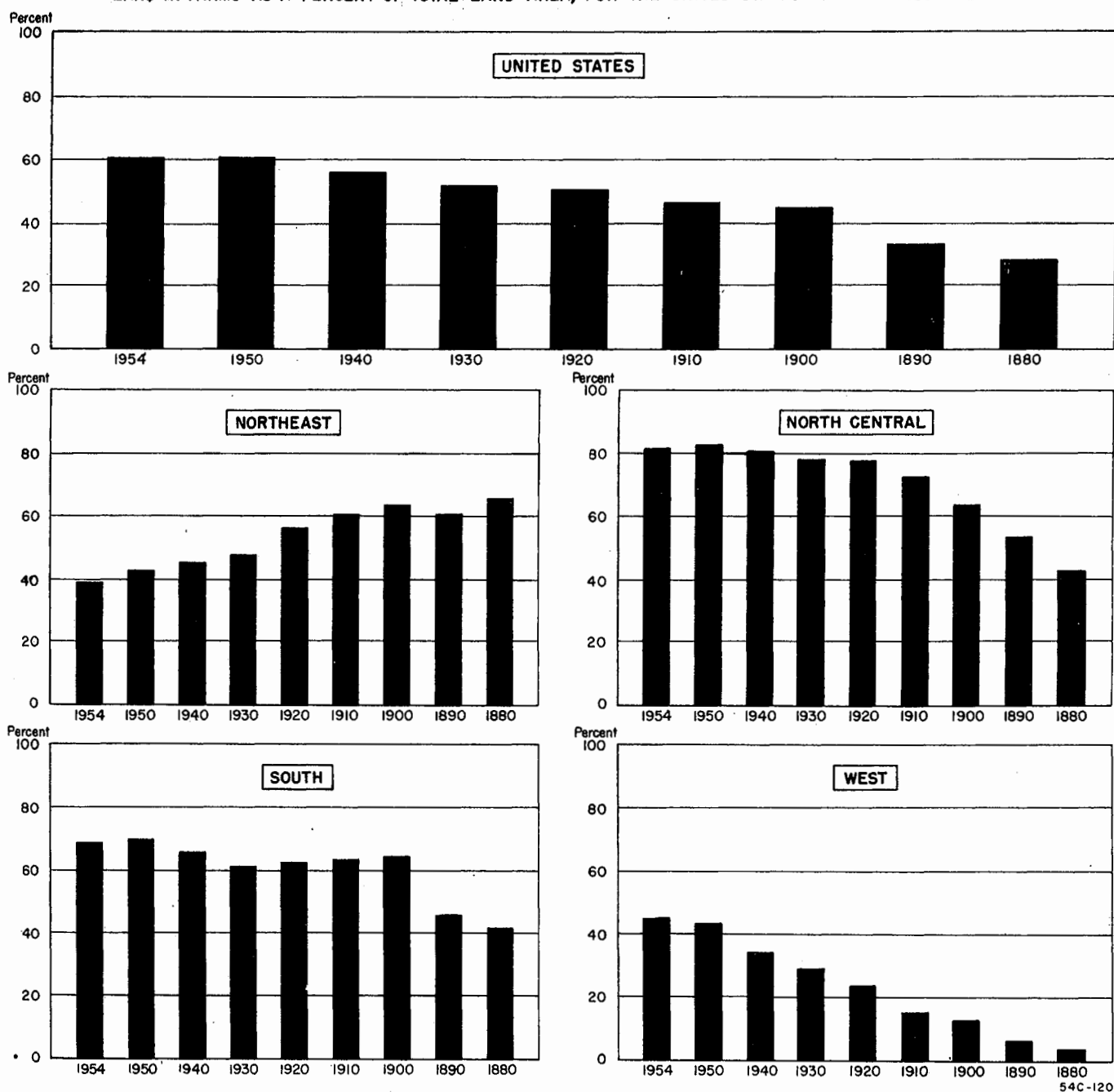


Figure 3.

made in 1850. This region, which comprises nearly two-fifths (39.6 percent) of the United States land area, had only 44.8 percent of its area in farms in 1954. The increase, in the 1950 to 1954 period, approximated 13 million acres or 4.0 percent. Most of the increase in land in farms came about through incorporation of grazing lands into farms.

Since about 1920, new lands used for agriculture represented only a small part of the enlargement of the farm area. Much of the grazing land of the West comprises public domain land grazed under the permit system. This permit land is excluded from enumeration of land in farms, largely because multiple users have access to much of the land. An increasing acreage of the public land has gone over to single users through a leasing arrangement. These leased lands are included in the

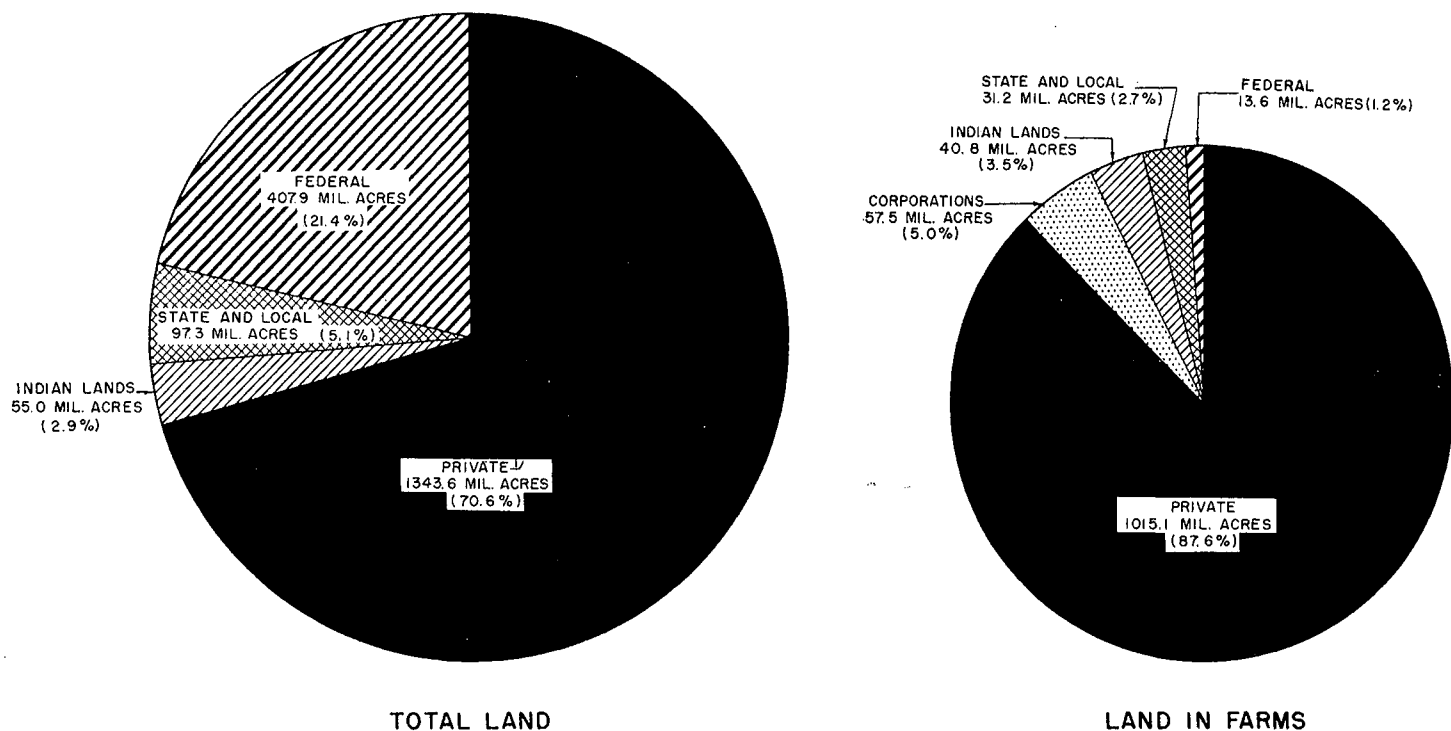
farmland area. About 17,300,000 acres of land were leased under the Taylor Grazing Act in 1954; this compares with 13 million acres in 1950 and 7,400,000 acres in 1940.

(Continued on page 188)

TABLE 1.—LAND IN FARMS AS A PERCENT OF TOTAL LAND AREA, FOR THE UNITED STATES AND REGIONS: 1880 to 1954

Region	1954	1950	1940	1930	1920	1910	1900	1890	1880
United States.....	60.8	60.9	55.7	51.8	50.2	46.2	44.1	32.7	28.2
Northeast.....	39.2	42.4	44.9	47.6	55.5	60.7	63.1	60.5	65.6
North Central.....	81.4	82.0	80.2	77.8	77.4	72.4	65.6	53.0	42.8
South.....	68.7	69.9	65.7	61.0	62.3	63.1	64.4	45.6	41.8
West.....	44.8	43.1	33.9	28.9	23.0	14.7	12.4	6.3	3.5

OWNERSHIP OF LAND AND LAND IN FARMS, FOR THE UNITED STATES: 1954



/ INCLUDING CORPORATIONS

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Figure 4.

LAND OWNERSHIP

Public and private ownership.—Although title to more than one-fourth of the land area of the United States rests with Federal, State, or local governments, only 3.9 percent of the land in farms is publicly owned. Most of the land in farms owned by government is of low productivity and the acreage that is employed in agricultural production is devoted almost entirely to grazing.

Of the total land area of continental United States, 407.9 million acres, or 21.4 percent, are owned by the Federal Government; 80.3 million acres, or 4.2 percent are owned by State governments; and an estimated 17 million acres, or 0.9 percent, are owned by local governments. The Federal Government, in addition to the land it owns, also administers 55 million acres of Indian lands. The 11 Western States comprising the Western Region contain 88.5 percent of the Federal land, and the proportion of Federal land in some States—such as Nevada, 87.1 percent; and Utah, 70.2 percent—exceeds one-half the total land area of the State.

Ownership of land in farms.—The land ownership policy of the United States, after the Preemption Act of 1830, is characterized by its emphasis on the maximization of fee simple ownership by individuals. With the exception of the lands of the 13 original colonies and the present borders of Texas, most of the land in the United States has at some time been owned by the Federal Government. To promote the settlement and development of this country the Federal Government disposed of much of its land to States, schools, railroads, and individuals with the result that much of the land now under the direct control of the Federal Government is either in no economic use or in uses of general

rather than individual interest. The principal exceptions, of course, are timber and grazing lands.

The two principal agencies which deal with the use of Federal grazing lands are the Forest Service, Department of Agriculture, and the Bureau of Land Management, Department of Interior. The Forest Service in 1954 was responsible for permits and leases on 77.1 million acres of grazing land, and the Bureau of Land Management, for 175.7 million acres.

Grazing land held by individual ranchers on a permit basis from the Forest Service and Bureau of Land Management is not included in "land in farms" as determined by the Censuses of Agriculture.

(Continued on page 188)

TABLE 2.—ALL LAND AND LAND IN FARMS BY TYPE OF OWNER, FOR THE UNITED STATES: 1954

(Land in farms by type of owner based on a sample of approximately 200,000 farms)

Type of owner	All land (farm and nonfarm)		Land in farms		Percent in farms
	Million acres	Percent distribution	Million acres	Percent distribution	
Total.....	1,903.8	100.0	1,158.2	100.0	60.8
Private, including corporate.....	1,343.6	70.6	1,072.6	92.6	79.8
Private.....	(NA)	(NA)	1,015.1	87.6	(NA)
Corporate.....	(NA)	(NA)	57.5	5.0	(NA)
Public.....	560.2	29.4	85.6	7.4	15.3
Federal.....	407.9	21.4	13.6	1.2	3.3
State and local governments....	97.3	5.1	31.2	2.7	32.1
Indian lands.....	55.0	2.9	40.8	3.5	74.2

NA Not available.

LAND IN FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1954

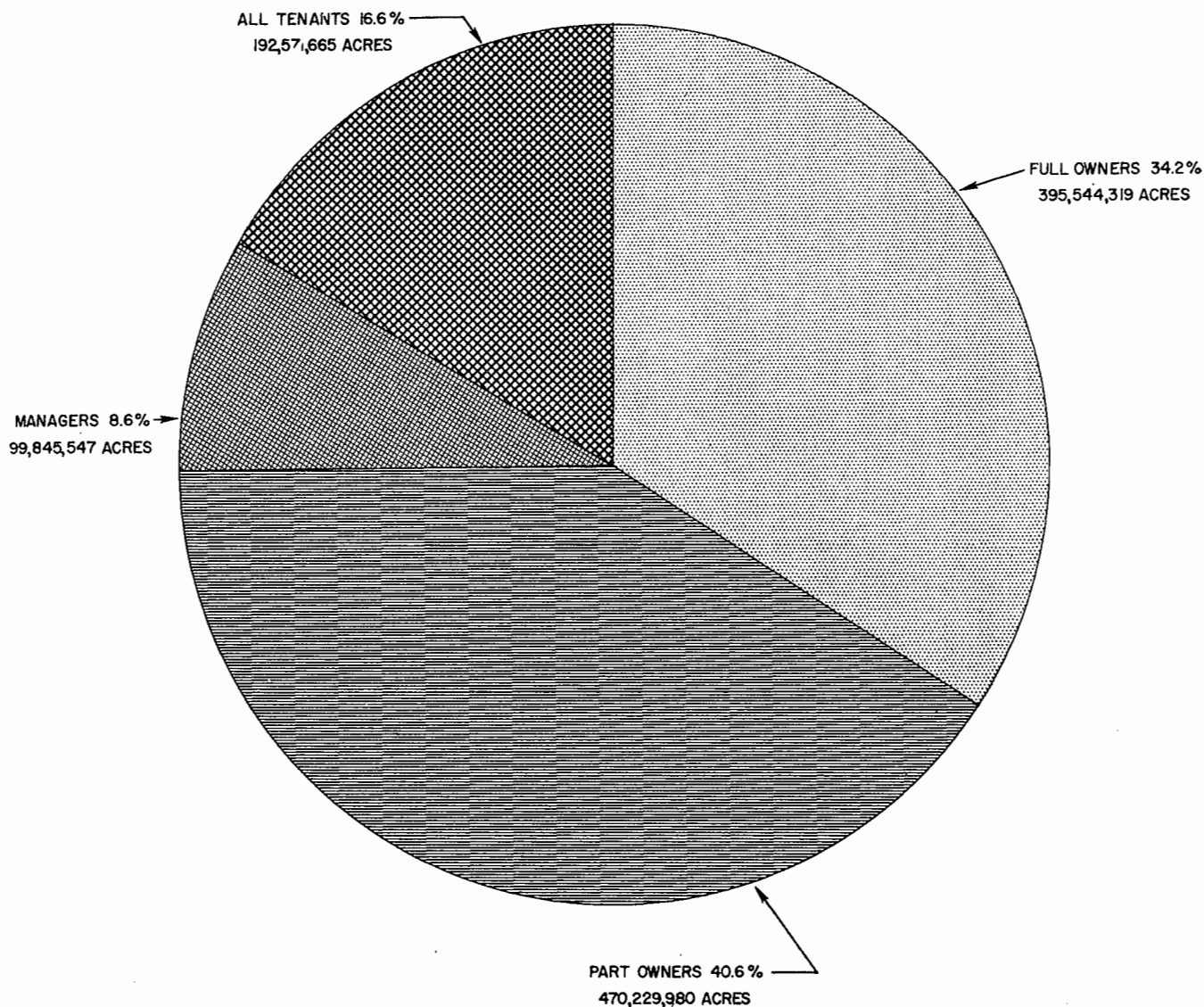


Figure 5.

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TENURE OF FARMLAND

Access to farmland.—Farm operators generally gain access to the services of land in two ways; first, in perpetuity through ownership and second, for a term through lease. About one-half of the farmland in the United States, in 1954, was in farms in which only one general method, either ownership or tenancy, was used by operators. However, part-owner farms, containing both owned land and rented land, occupy a larger portion of the farmland than any other single tenure type. This mixed tenure is currently increasing in importance both in terms of land in farms and in number of farms.

Land in farms is not, however, all of the same quality. Proportions of the land area alone do not show the relative produc-

tivity of the land in the various tenure groups. We find a high rate of tenancy in fertile regions such as the Corn Belt and the Delta. In the less fertile areas we find the more extensive livestock operations of managers. Some evidence of this quality differential by tenure is seen in the variation in the per-acre value of land.

It is estimated that 89.0 percent of the 1,160,043,854 acres of farmland is contained in commercial farms and the remainder in other farms. Commercial full-owner farms contained 28.5 percent of the total farmland; part-owner farms, 39.7 percent; manager farms, 5.2 percent; and tenant farms, 15.6 percent. Since commercial farms produce about 98 percent of the value of farm products sold, they account for a larger proportion of the products sold than of the farmland.

LAND IN FARMS OPERATED BY TENANTS, BY CLASS OF TENANT, FOR THE UNITED STATES: 1954

(DATA ARE BASED ON REPORTS FOR ONLY A SAMPLE OF FARMS)

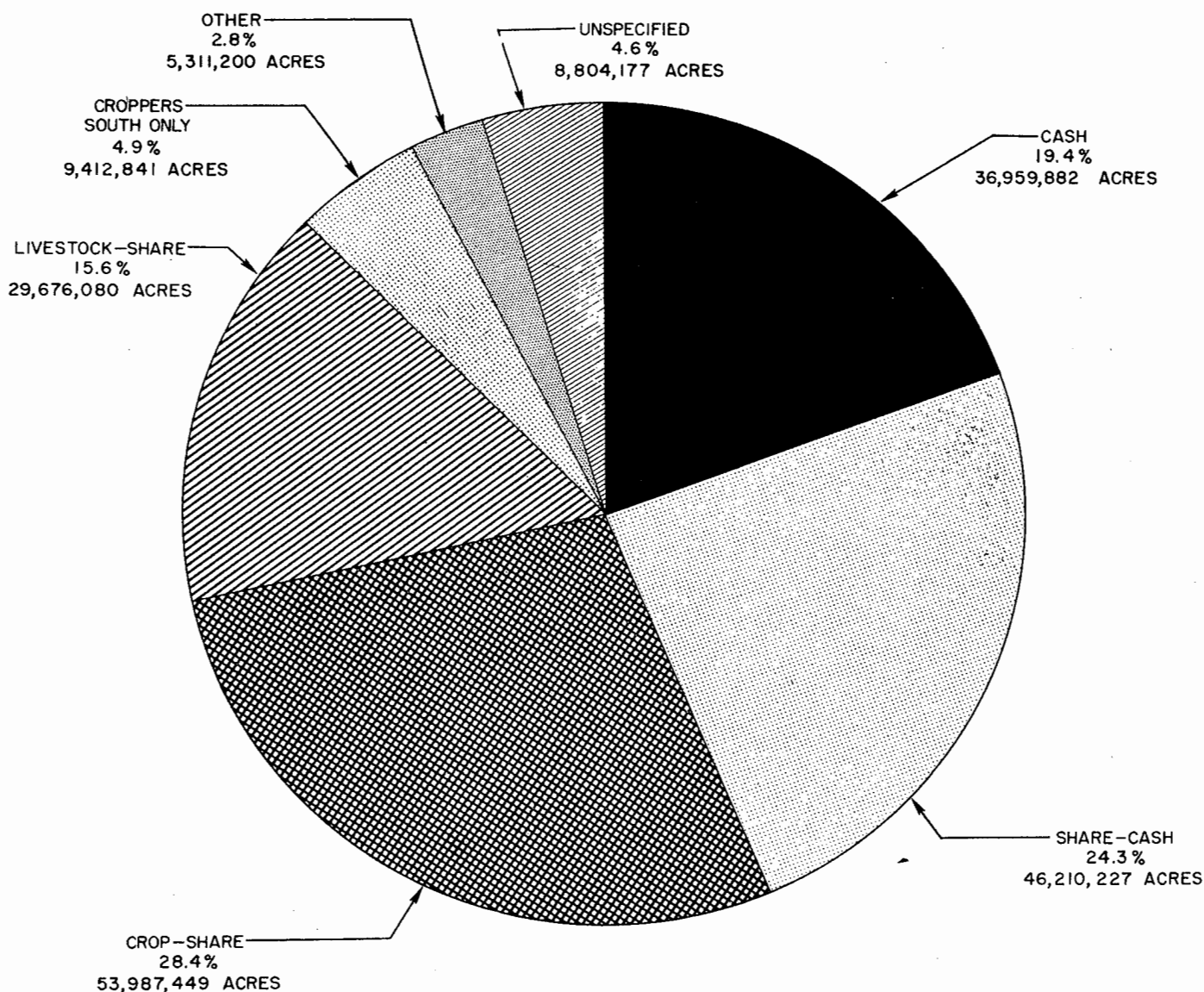


Figure 6.

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Land farmed by various classes of tenants.—Leasing arrangements are characterized by the form of rental payment. Rentals are almost always either a fixed commitment in cash or produce or a share of the produce. Share agreements also frequently contain a provision for the sharing of certain operational expenses.

Most of the land in tenant-operated farms is leased under some form of share arrangement. Sharing may be restricted to crop production only, or to livestock and/or livestock products only; it may include a share of both crops and livestock or livestock products; or it may include a share of either or both crops and livestock and an additional cash payment for pasture, feed crops, or a dwelling. Crop-share arrangements—those in which landlord and tenant shared in all crops but in none of the livestock—had the largest share of land in tenant-operated farms. Their holdings amounted to 53,987,449 acres, or 28.4 percent of all

tenant-operated farmland, in 1954. The share-cash leases followed with 46,210,227 acres, or 24.3 percent. Livestock-share tenants had 29,676,080 acres in farms. Sharecropping represents another version of a share arrangement. In this case, the landlord furnishes all of the workstock or tractor power as a part of his share in the operation of the sharecropper farm. Sharecropper lands in the South, totaling 9,412,841 acres, represented 4.9 percent of the United States total for land in tenant-operated farms.

Cash tenants, those paying cash as rent and no share of crops or livestock, operated 19.4 percent of all land in tenant-operated farms in 1954. Other tenants include those who pay a fixed quantity of product, those who maintain the land and buildings in exchange for rent, and those who use the land rent-free. This combined group had 5,311,200 acres or 2.8 percent of the total.

(Continued on page 188)

**PERCENT OF FARMS AND FARM LAND OPERATED BY TENANTS, AND PERCENT OF TOTAL FARM LAND UNDER LEASE,
FOR THE UNITED STATES AND REGIONS: 1880-1954**

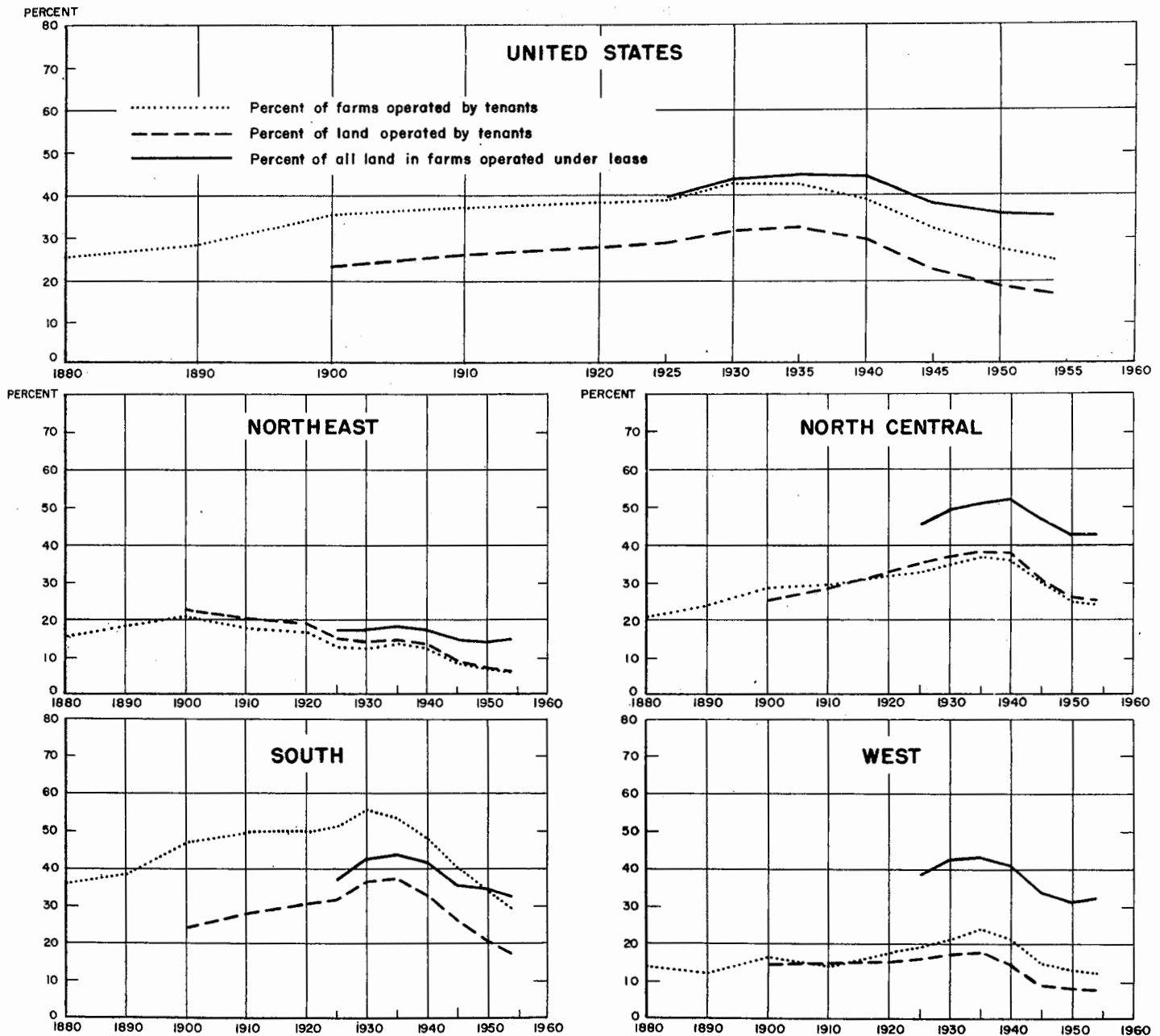


Figure 7.

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Changes in land under lease.—In 1954, land operated under some form of tenancy arrangement approximated 400 million acres, or about 35 percent of the total farm acreage. Slightly more than one-half of the 400 million acres were operated by part owners and the remainder by tenants. This was the first time that land leased by part owners exceeded that operated by tenants. The 190 million total for tenants in 1954 includes a relatively small acreage (less than 9½ million acres) operated by sharecroppers in the South.

A decreasing proportion of the land in farms has been under lease (used in its broadest sense) since 1935, when nearly 45 percent of all farmland was in this category. The proportion of the farm area operated by tenants increased steadily from the turn of this century through 1935, at which point tenants operated 31.9 percent of the farmland. Thereafter, in each successive Census both a smaller acreage and a smaller percentage of the farmland have been in the control of tenants. By 1954

this percentage was down to 16.4. On the other hand, leased land operated by part owners has steadily increased since 1935 both in absolute acreage and in proportion to the total acreage for all farm operators. The percentage leased by part owners in 1935 was 12.7 and by 1954 it exceeded 18 percent.

A considerable amount of capital is required by a farm operator who gives or contemplates giving his full attention to farm production. With a given amount of capital and available credit, he has some choice as to the amount of land he will farm. He may become a tenant or an operating owner. In order to use an ever-increasing amount of labor-saving, expensive equipment to a fuller capacity, he may elect to be a tenant with more land; whereas, if he elects to be an owner, he may enlarge his farming operations by becoming a part owner. Thus, for several Censuses, farms of both part owners and tenants have been increasing in

(Continued on page 188)

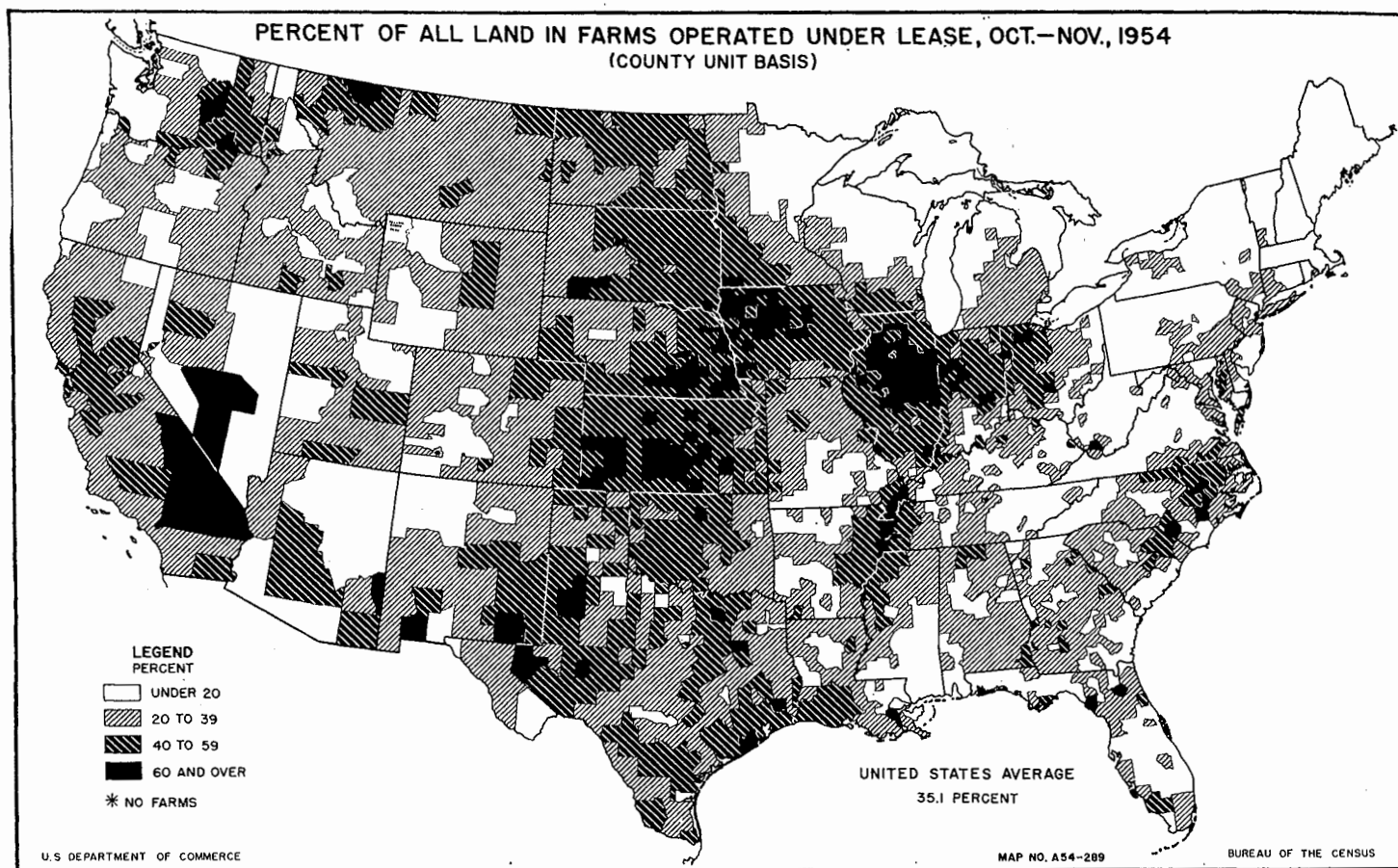


Figure 8.

Geographic distribution of leased land.—In general, there is a higher proportion of tenancy in areas of higher quality land. The Corn Belt, notably northwestern Iowa and northern Illinois, has a relatively high proportion of its farmlands under some form of tenancy. The same may be said of that part of the Great Plains engaged primarily in crop, rather than livestock, production. The lands in the Delta region of Arkansas and the Coastal Plains of the Carolinas also are rather heavily tenanted. An important exception are the range lands in the West which have a relatively low productivity per acre but yet are leased in large blocks for grazing purposes.

The value of land tends to be high in areas in which relatively large quantities of capital and labor per acre are required. If the financial resources of the farm operator are limited, he may choose to rent land in order to obtain a suitably large unit. Thus, the percentage of land under lease tends to be high where land values are high. The highest proportion of land leased, 43.7 percent, is found in the West North Central division; whereas, the lowest proportion of land under lease, 10.2 percent, is in New England.

Although the percent of land under lease has declined from 44.7 in 1935 to 35.1 in 1954 for the country as a whole, not all areas have changed to the same degree. Since 1950, the South is the only region that has experienced a decline in the proportion of farmland rented; the three other regions have had slight increases.

A tenure pattern which originated in one section of the country may be quite different from that which developed in another section. At the two extremes may be cited (1) the Pilgrims in Massachusetts who divided the land of the colony and established each family on its own farmstead, and (2) in several of the Southern States, large grants of land were made to companies and individuals who brought over indentured individuals for

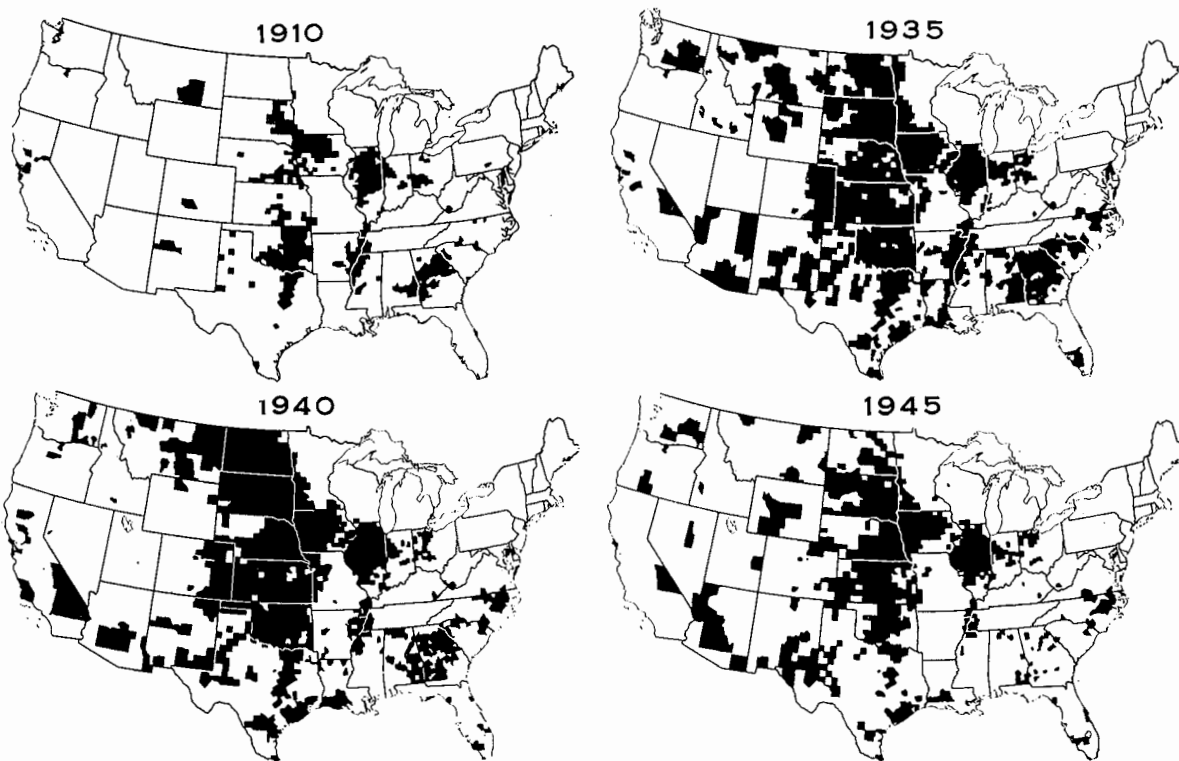
colonization. This was followed by the introduction of slave labor on plantations. After the Civil War, many planters without funds for hiring labor and laborers without management experience or lands joined forces in a landowner-sharecropper arrangement. This resulted in many small holdings in a tenant status.

Land ownership was made easier in some States where free or low-cost lands could be acquired for settlement. After settlement, alternating periods of high land values and economic depressions made it difficult for many beginners or tenants to become owners. In some areas droughts and other natural hazards caused a later out-movement of settlers who either maintained ownership or relinquished their rights to the land. This is to say that, through the years, the tenure pattern has been changing and at a different direction or rate of change as between States.

TABLE 3.—PERCENT OF ALL LAND IN FARMS OPERATED UNDER LEASE, FOR THE UNITED STATES AND GEOGRAPHIC DIVISIONS: 1930 to 1954

Area	1954	1950	1945	1940	1935	1930
United States.....	35.1	35.4	37.7	44.1	44.7	43.7
Northeast.....	14.5	13.8	14.4	17.2	18.0	17.2
North Central.....	42.2	42.1	46.1	51.6	50.5	48.9
South.....	32.5	34.5	35.4	41.8	43.9	42.7
West.....	31.9	31.1	33.6	40.9	43.1	42.4
Geographic Divisions						
New England.....	10.2	9.1	7.1	10.4	10.7	9.3
Middle Atlantic.....	16.1	15.6	17.5	20.0	21.2	20.4
East North Central.....	38.2	38.1	39.4	40.9	41.3	40.4
West North Central.....	43.7	43.8	48.9	56.0	53.7	52.4
South Atlantic.....	23.4	26.9	30.2	37.8	41.3	39.0
East South Central.....	26.5	30.2	31.6	38.1	40.1	39.2
West South Central.....	39.0	39.8	39.2	45.1	46.0	45.9
Mountain.....	30.7	30.2	33.5	41.2	44.5	43.8
Pacific.....	36.0	34.0	33.7	40.0	39.3	38.8

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

U. S. DEPARTMENT OF AGRICULTURE

NEG. 46371 BUREAU OF AGRICULTURAL ECONOMICS

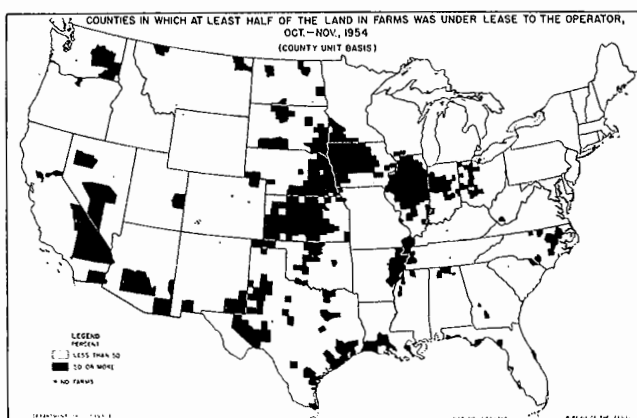
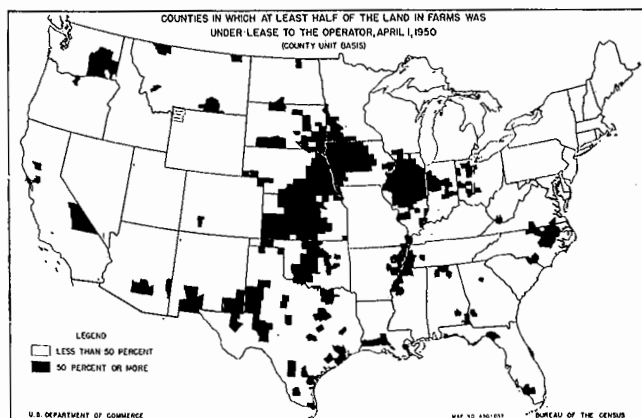


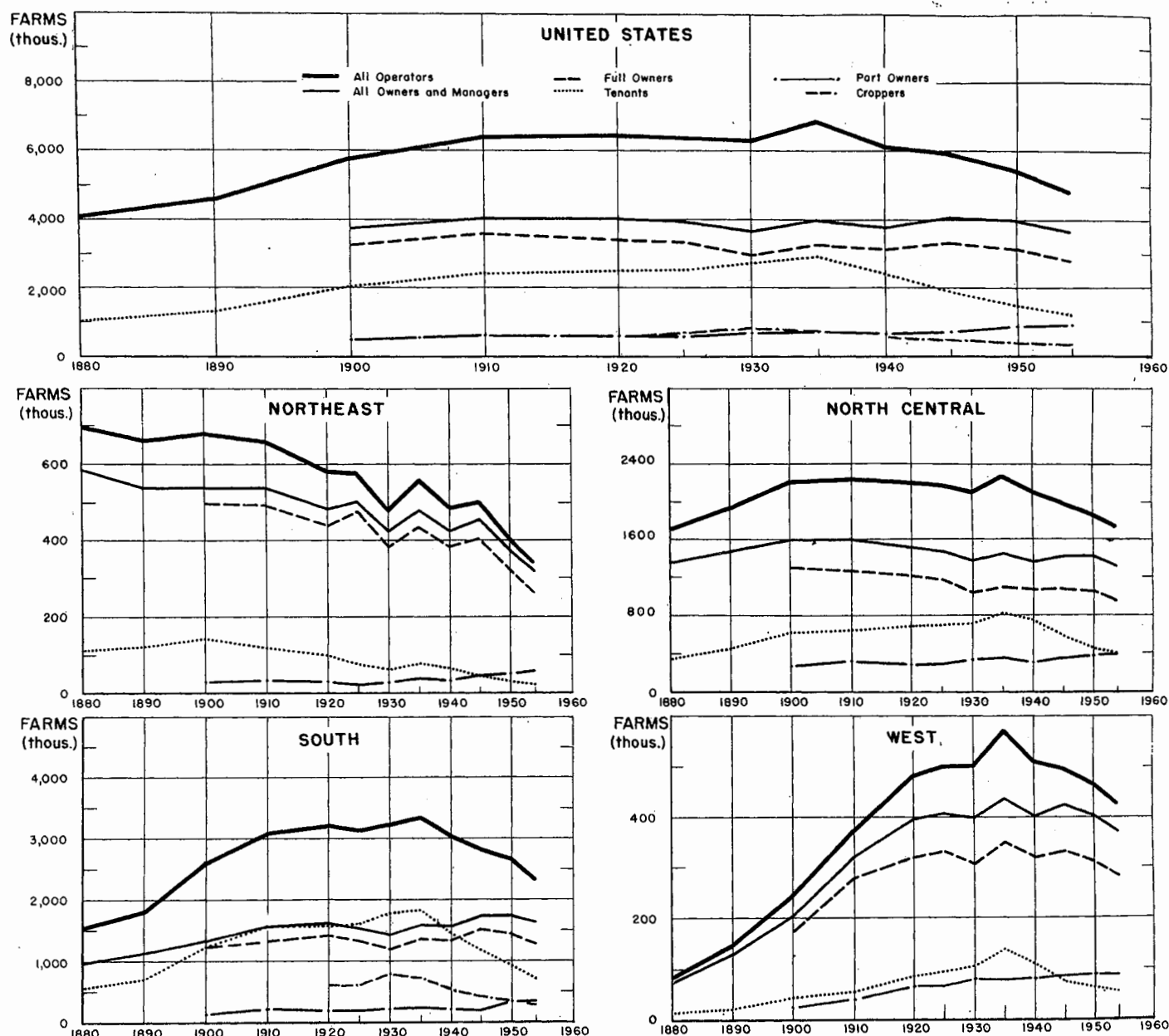
Figure 9.

Concentration of leased land.—The reduction in tenancy since 1935 can be seen in a general way by noting the increase in counties in which less than half of the land in farms is under lease. By 1910 the United States contained all its present States with the exception of Arizona and New Mexico, and yet commercial agriculture in many parts of the country was still maturing. In that year, 403 counties had over half their farmland under lease. As a benchmark, the year 1910 helps to indicate the increase of land under lease to a peak of 471 million acres in 1935 at which time 1,107 counties had at least half of their farmland under lease. Since 1935, the number of counties with over half the land under lease declined to 1,017 in 1940, 592 in 1945, and 510 in 1950. In

1954 there was 482 counties with one-half or more of their land under lease. Certain areas—notably the Mid-Plains, Corn Belt, and Arkansas-Mississippi Delta—continue to have a relatively heavy concentration of land under lease.

Since 1950, some slight shifts may be noted in the concentration of leased land. Most of the decrease in the number of counties with 50 percent or more of farmland under lease was in the South. Otherwise, the pattern of leased land concentration remained about the same in 1954 as in 1950, with slight changes accounted for by minor changes in the proportion of land which would move a county from the "less than half" to the "half or greater" category or vice versa.

NUMBER OF FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS, 1880-1954



54C-132.

Figure 10.

TENURE OF FARMS

Changes in the number of farms.—In 1954, the number of farms in the Nation was nearly 600,000 below the number recorded in 1950. The 1954 total of approximately 4.8 million farms was also the lowest recorded at any Census since 1890, at which time there were about 4.6 million units. The 1954 number of farms also represented a drop of more than 2 million from the peak reached in 1935. The more restrictive definition of a farm used in 1950, and again in 1954, accounted for a small part of the decline in the number of farms for the last two Censuses as compared with earlier years. The change in definition in 1950 accounted for a drop of an estimated 150,000 to 170,000 farms between 1945 and 1950, most of which were owner-operated.

Changes in the tenure of farm operators.—In 1954, the Census reported 2,736,951 full owners, 856,933 part owners, 20,647 managers, and 1,167,885 tenants in the United States. The number of

farms in every tenure category, except part owners, has decreased since 1950.

Regional comparisons show that, in varying degrees, the changes in tenure generally have been in the same direction throughout the country since the depression of the 1930's. The number of full owners, managers, and tenants is decreasing and the number of part owners is increasing slightly.

Operators who farm only land which they own represent 57.2 percent of all farm operators. The number of full owners in 1954—2,736,951—is the lowest since 1925, when this tenure was first classified separately.

From 1880 to 1930, both the number of tenants and the percentage of tenance increased continuously. Since 1930, the percentage of farms operated by tenants has shown successive decreases, although the highest number of tenants was not reached until 1935. Tenant-operated farms in 1954 were fewer than for

(Continued on page 188)

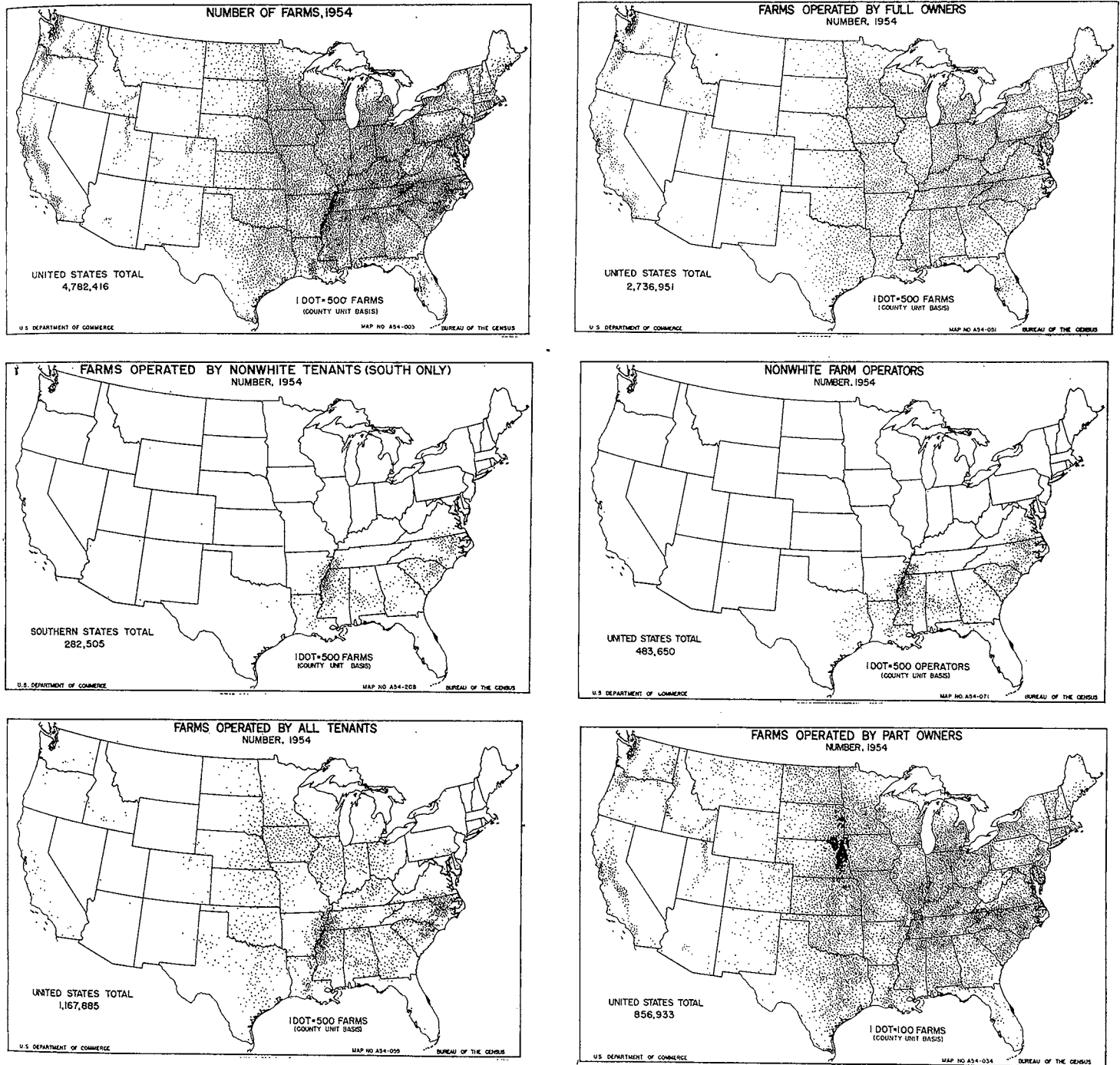


Figure 11.

Geographic distribution of tenure groups.—Tenants have not been so numerous in the Northeast and the West as in the South and in the North Central Region. More than one-half of all tenants are located in the South.

Tenant farms are most prevalent in cotton-and-tobacco growing areas. These predominantly southern-grown crops require a large amount of hand labor as measured in hours per acre. Such farms are usually small in total area. Tenant farms are also numerous in areas where the productivity of land is relatively high. Northern Illinois, northwestern Iowa, and the eastern part of the Great Plains are examples of such areas.

Part-owner farms, while showing a fairly uniform distribution, are more prevalent in the wheat- and corn-producing areas. Farm

(Continued on page 188)

Color of farm operators.—The Census classifies farm operators as “white” or “nonwhite.” Nonwhite includes Negroes, Indians, Chinese, Japanese, and all other nonwhite races. In 1954, there were 483,650 nonwhite farm operators in the United States. Of these, 465,216, or 96.2 percent, were in the South where the nonwhite farm operators are predominantly Negro. In the West, most of the nonwhite farm operators are Indians. In the South, nonwhite operators are concentrated in the Coastal Plains and in the Mississippi Delta. There was a loss of 97,269 in the number of nonwhite operators between 1950 and 1954 for the country as a whole and 93,874 for the South. The percentage of farm tenancy among nonwhite operators dropped from 64.0 in 1950 to 59.6 in 1954 for the United States and from 65.4 to 61.0 percent for the South during the same period.

COMPARISON OF CHANGES IN NUMBER OF FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES 1945-1950 AND 1950-1954

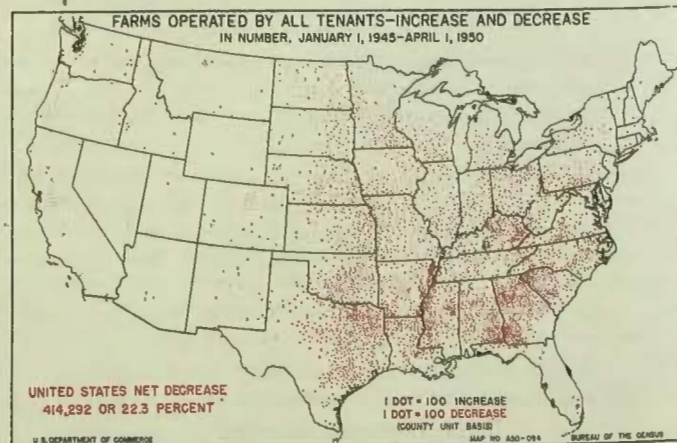
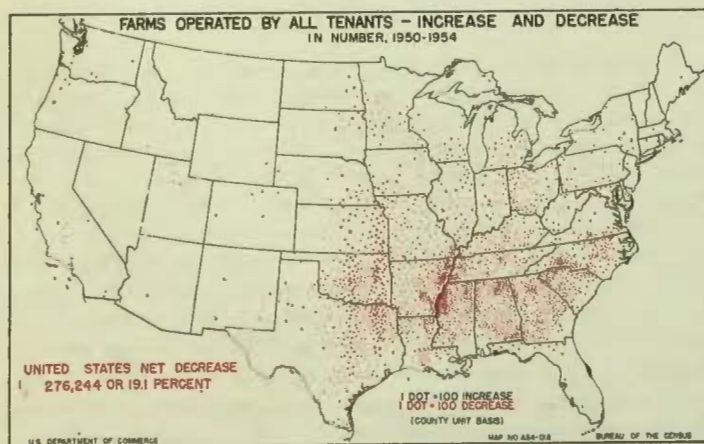
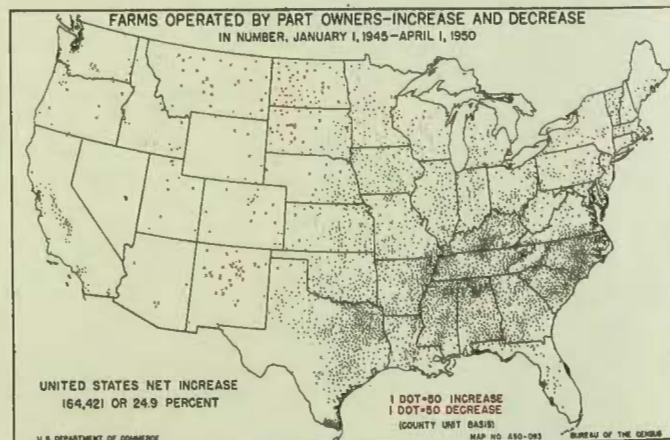
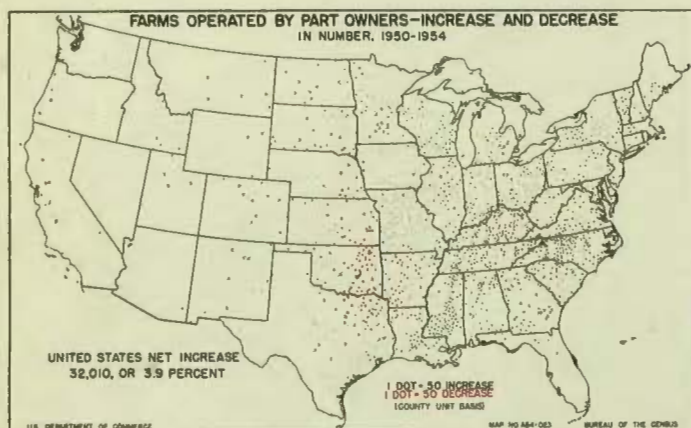
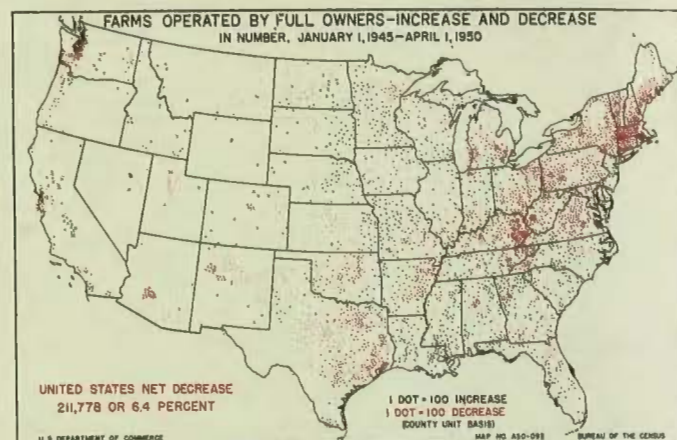
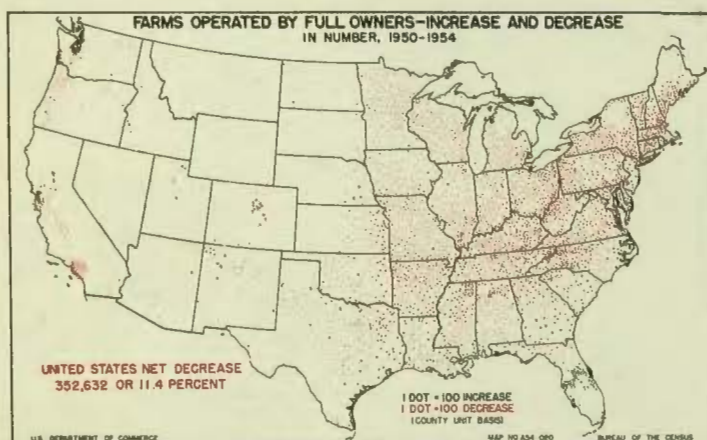
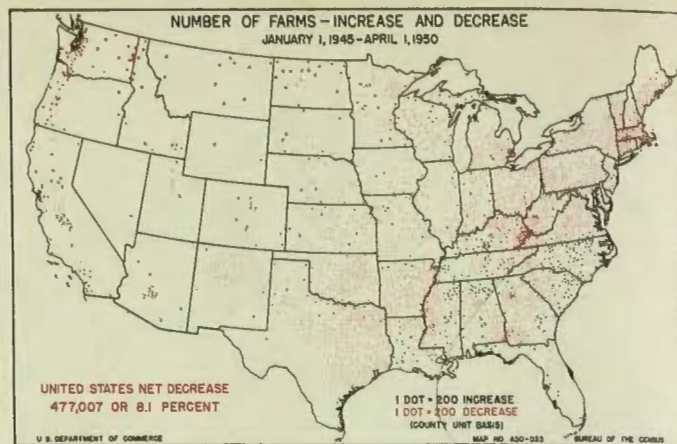
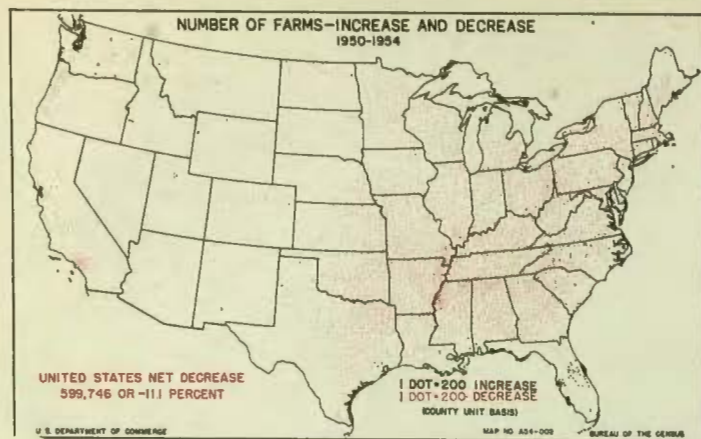


Figure 12.

CHANGES IN NUMBER OF FARMS, BY COLOR AND TENURE OF OPERATOR, FOR THE SOUTH: 1950-1954

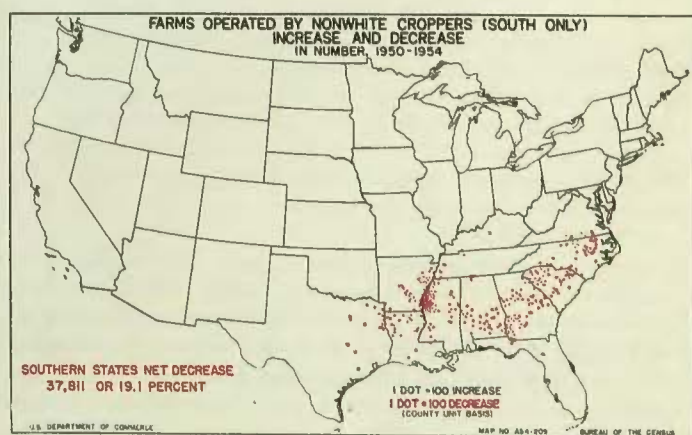
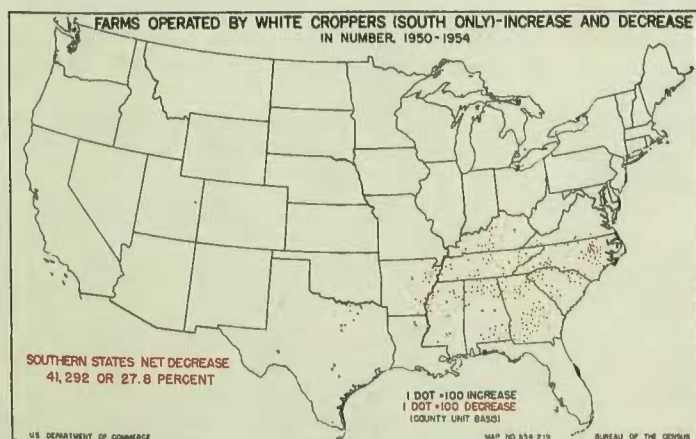
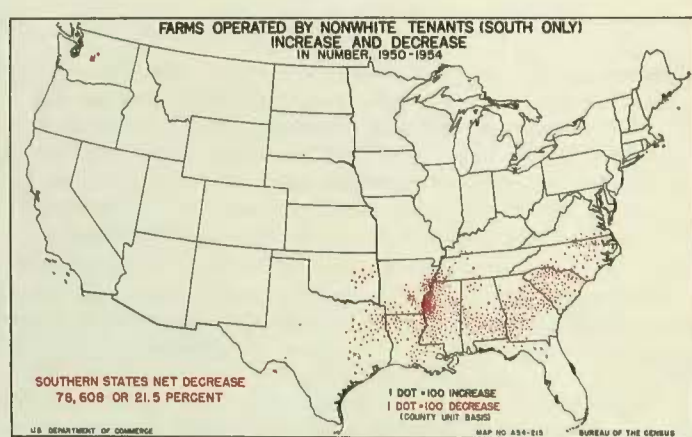
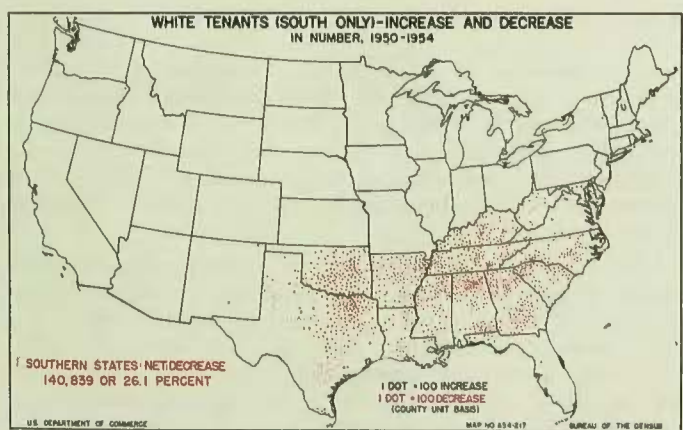
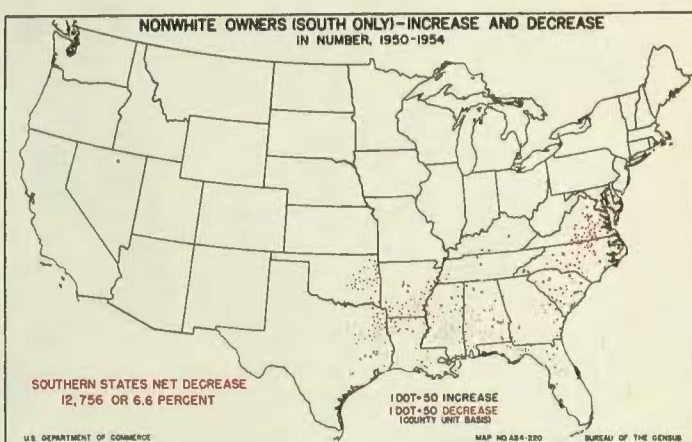
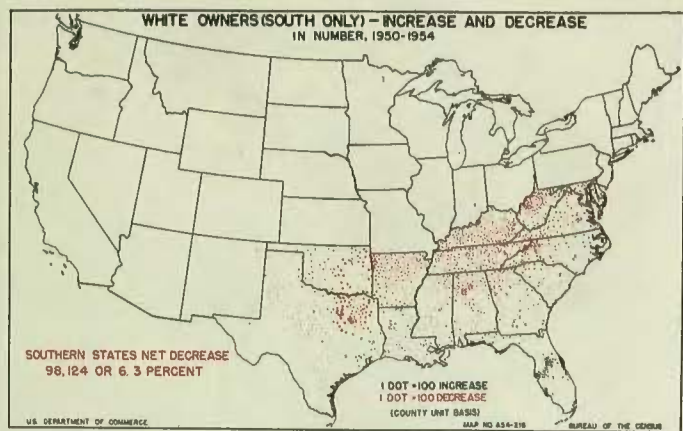
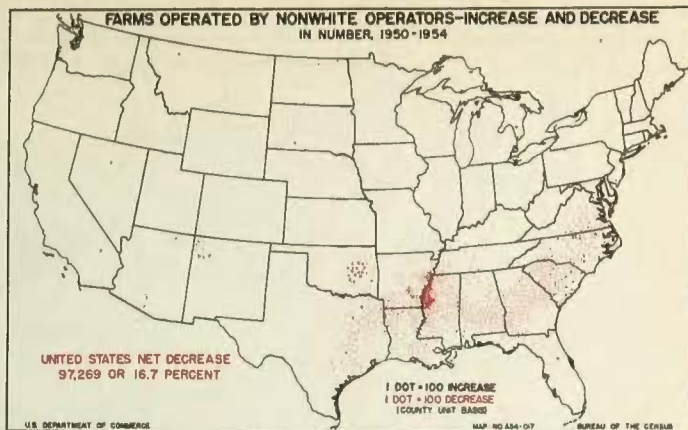
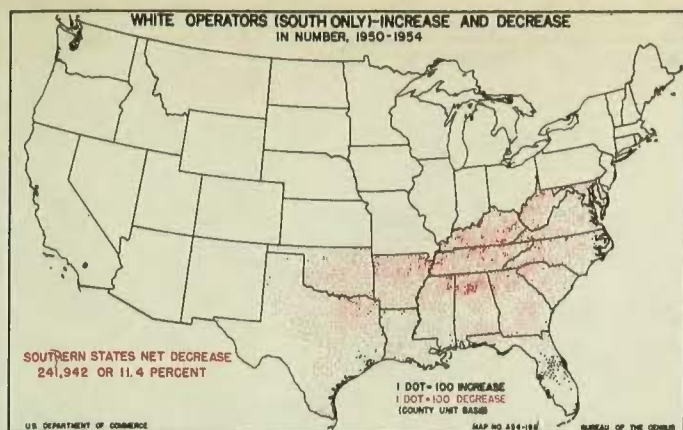


Figure 13.

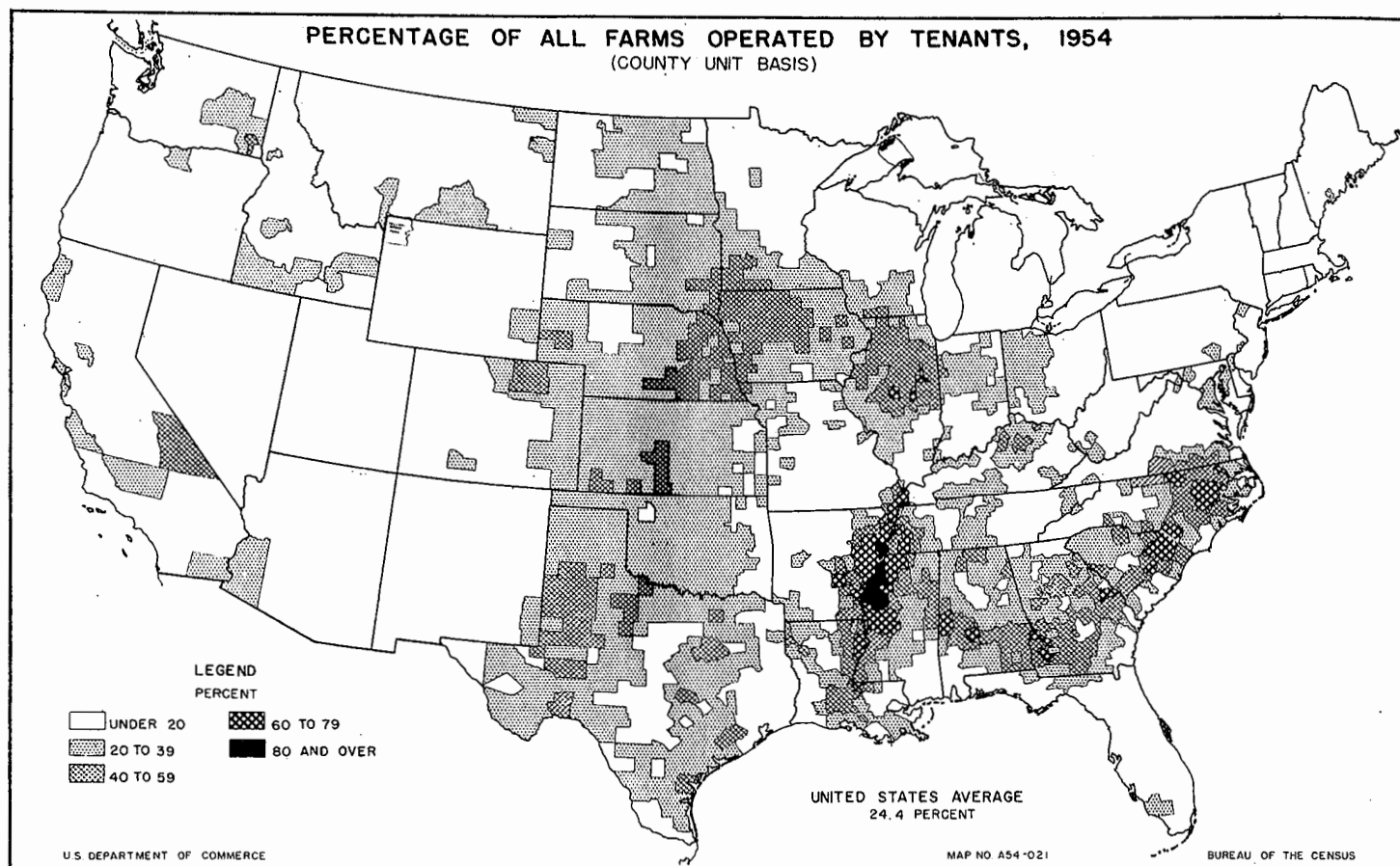


Figure 14.

Farm tenancy.—No agricultural Census since 1880 has reported as few tenants as the 1,167,885 reported in 1954; this number is 1.7 million less than the peak number in 1935. Operators who own none of the land they cultivate represented, in 1954, a smaller proportion of all farm operators than at any time in the history of the Nation. However, one-fourth of the farms and one-fourth of the cropland are still farmed by tenants.

One of the important features of tenancy in agricultural production is that owners of resources (land, capital, and labor) may combine these resources without the necessity of a permanent transfer. Tenancy is a means for a skilled manager to operate a farm even with limited capital and land. Conversely, it is a convenient arrangement for the owner of resources who cannot, or prefers not to, participate in the actual farming operation. Tenancy has frequently been viewed as part of the course toward ownership through successive steps of farm laborer, tenant, part owner, owner operator, and landlord. It is recognized, however, that several of these rungs of the so-called agricultural ladder might be bypassed. Census data indicate that many tenants become owners. In 1954, 70.5 percent of the farm operators under 25 years of age were tenants, whereas only 9.3 percent of the operators 65 years or older were tenants. The percentage of tenants was consistently lower as the age of the operator increased.

The concentration of tenant farms, while traditionally great in the South, has made certain notable shifts since Census data became available. One of the principal reasons for the relatively large number of tenant farms in the South was the sharecropping system and its association with cotton and tobacco. Since many of these tenant farms in the South are very small, they account for a higher proportion of the farms than the land in farms.

In the Plains there is a heavier concentration of land under lease than of the number of tenant farms because of the large

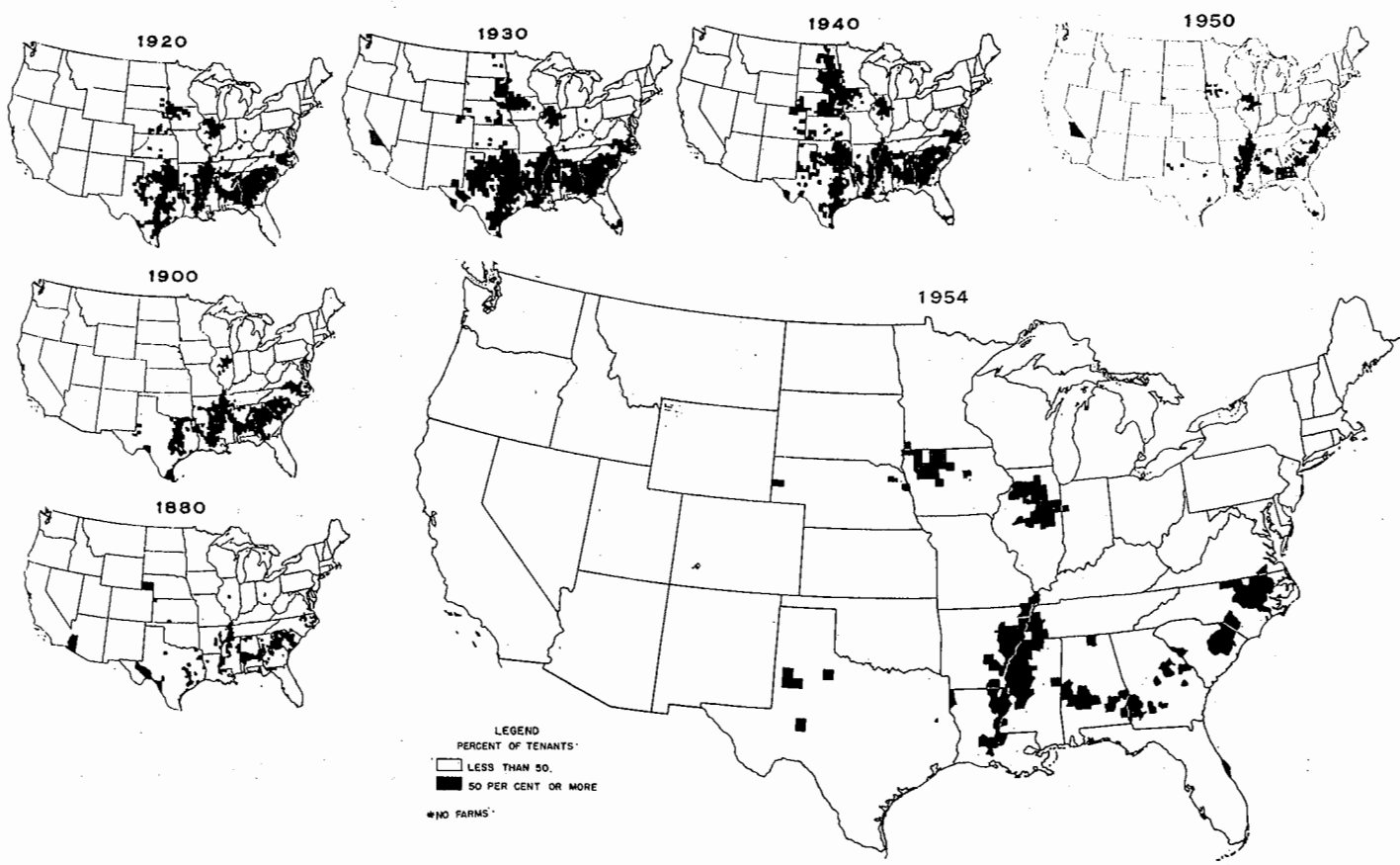
acres operated by tenants and the large leased acreages of part owners. In the high risk Plains area the number of counties in which at least half of the farms are operated by tenants has varied from Census to Census. The Corn Belt has had a relatively heavy concentration of both number of tenant farms and rented land in farms ever since shortly after the beginning of this century.

Considerable variation exists in the method of leasing as between different areas and types of farming. Croppers, of course, are reported only in the South. Crop-share rent is found in varying degrees throughout the country, and is common on commercial farms. Crop-share arrangements may also be combined with a fixed cash rental—for example, for buildings, pasture, or hayland—to form the share-cash combination frequently reported by operators in the Eastern Great Plains and Corn Belt. Cash leasing is used less frequently than the other methods of rental except for livestock-share. It is important in many of the grazing areas of the West, in the South, and in New England.

TABLE 4.—PERCENT OF ALL FARMS OPERATED BY TENANTS, FOR THE UNITED STATES AND REGIONS: 1880 TO 1954

Year	United States	North-east	North Central	South	West
1954.....	24.0	6.0	23.3	29.4	12.1
1950.....	26.8	6.8	24.2	34.1	12.9
1945.....	31.7	8.6	29.1	40.4	14.5
1940.....	38.7	12.6	35.4	48.2	21.3
1935.....	42.1	13.8	36.3	53.5	23.8
1930.....	42.4	12.5	34.1	55.5	20.9
1925.....	38.6	13.0	32.0	51.1	18.7
1920.....	38.1	17.2	31.1	49.6	17.7
1910.....	37.0	18.2	28.9	49.6	14.0
1900.....	35.3	20.8	27.9	47.0	16.6
1890.....	28.4	18.4	23.4	38.5	12.1
1880.....	25.6	16.0	20.5	36.2	14.0

COUNTIES IN WHICH AT LEAST HALF OF THE FARMS WERE OPERATED BY TENANTS 1880, 1900, 1920, 1930, 1940, 1950, AND 1954



MOST FREQUENT METHOD OF RENTING FARMS, 1954
(COUNTY UNIT BASIS)

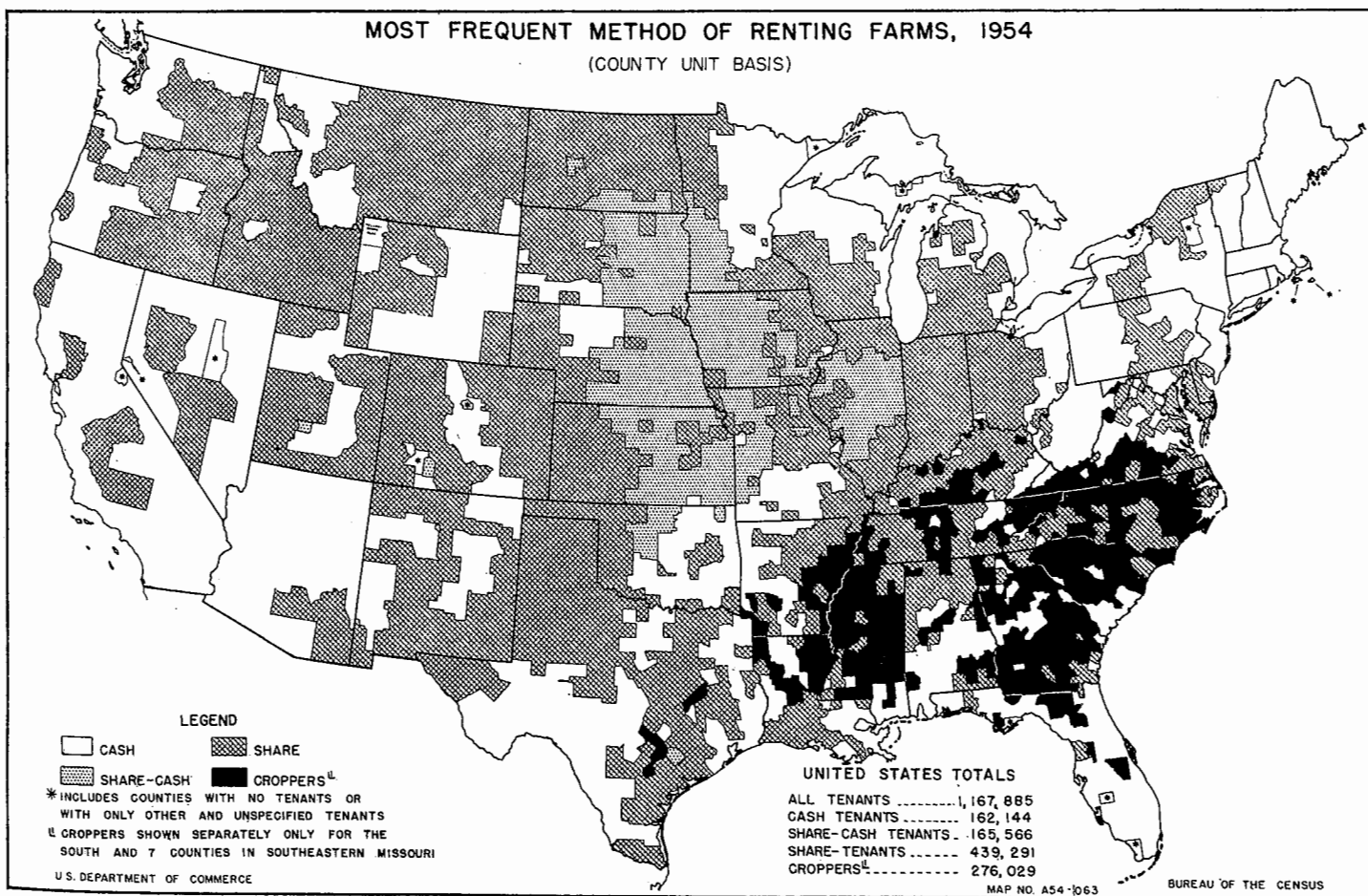
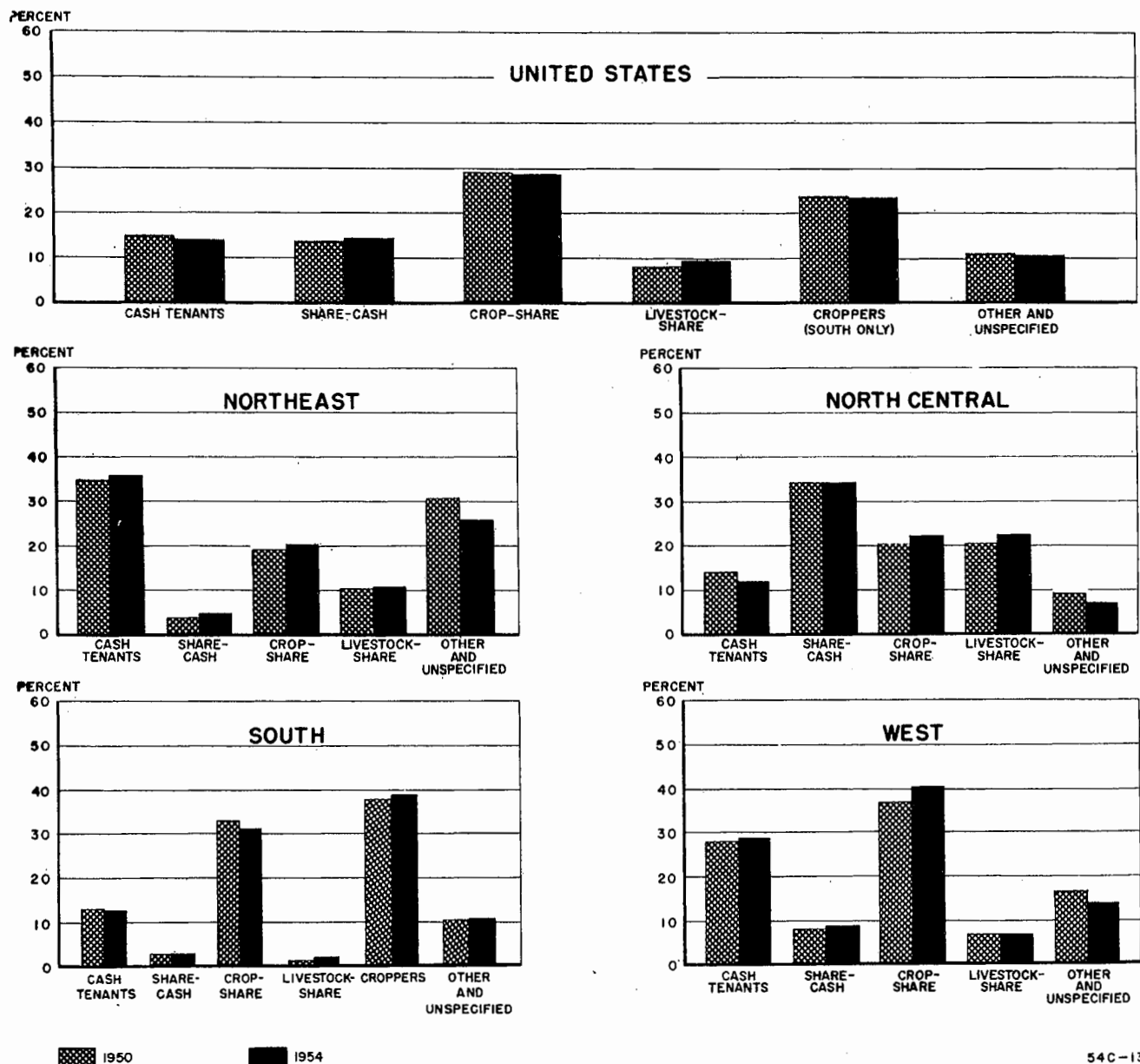


Figure 15.

PERCENT OF RENTED FARMS, BY CLASS OF TENANT, FOR THE UNITED STATES
AND REGIONS: 1950 & 1954



54C-134

Figure 16.

Changes in class of tenant by regions.—Most tenancy arrangements require rental payment in the form of a share of the crops or livestock. For the country as a whole, a slight increase in the proportion of livestock-share leases and a slight decrease in the proportion of cash leases were reported between 1950 and 1954.

In 1954, 162,144, or 3.4 percent of all farm operators, were cash tenants and 165,566, or 3.5 percent, were share-cash tenants. In share-cash arrangements the principal market crop is fre-

quently under a crop-share rental. Crop-share leases were used on 333,254, or 6.9 percent of all farms, and livestock-share arrangements were reported on 109,494, or 2.3 percent of all farms. Sharecroppers numbered 272,572 and accounted for 5.6 percent of all farms. Sharecroppers represented 23.3 percent of all tenants in 1954, a position not greatly different from the one they occupied in 1920 when this group was first separately classified and at which time they comprised 22.9 percent of all tenants.

FARMS OPERATED BY CLASS OF TENANT, 1954

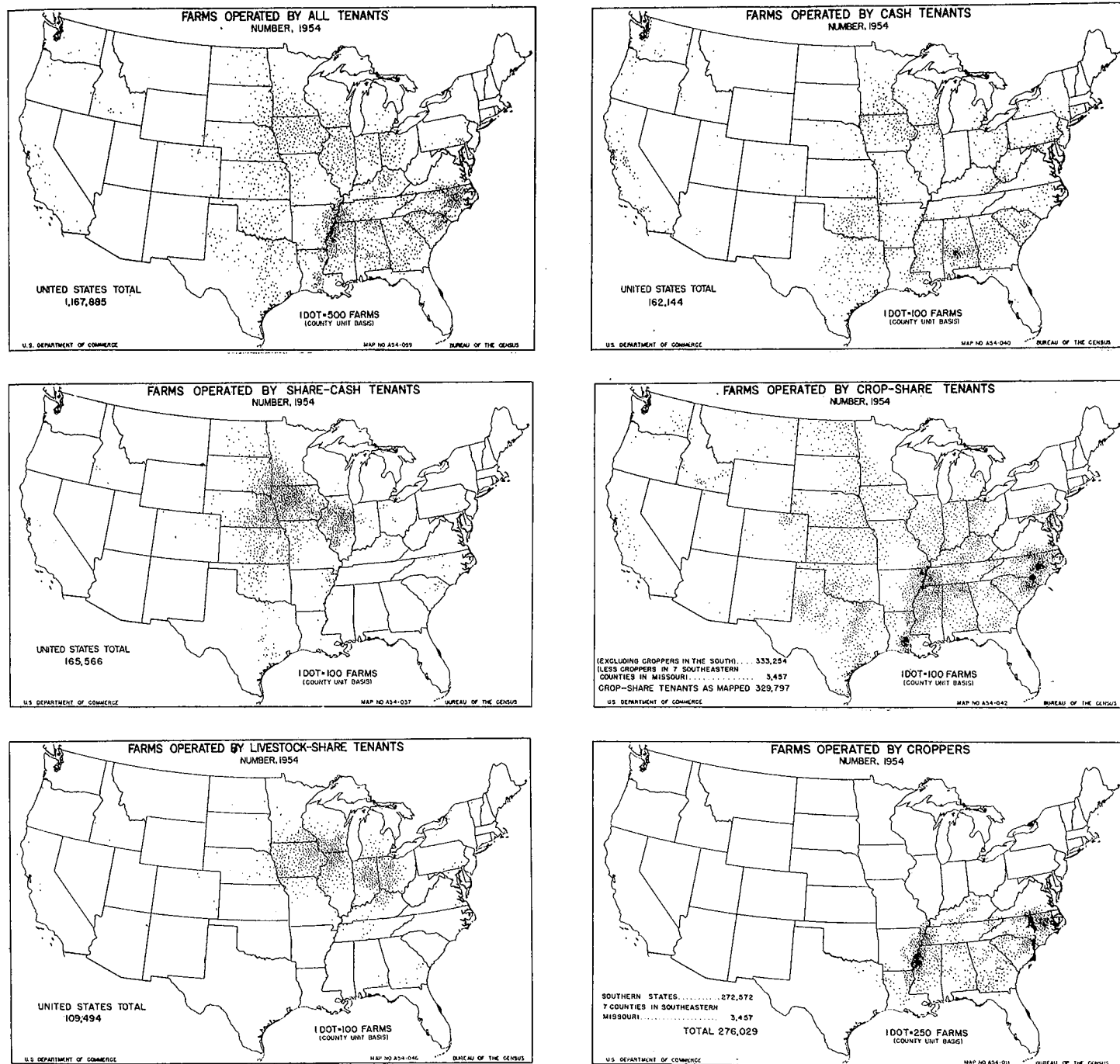


Figure 17.

The number of tenant farms.—With some exceptions, the principal areas of concentration of tenants, as might be expected, follow the areas of concentration of all farms; for example, the Great Lakes Region, the Piedmont, and New England. In terms of change, however, it may be noted that, whereas the proportion of all farms operated by tenants in the United States as a whole dropped from 26.8 percent in 1950 to 24.4 percent in 1954, the South showed a greater decline, from 34.1 percent to 30.1 percent.

Particular types of rental arrangements are associated with certain areas. These variations can be accounted for, partially at least, by differences in type of farming, climate, technology, population type and concentration, and economic conditions.

Crop-share rentals are found in their various forms in many parts of the country. A very high proportion of the leasing of farms growing tobacco is on a share basis. Crop-share rentals are also found with relatively high frequency in the Mississippi

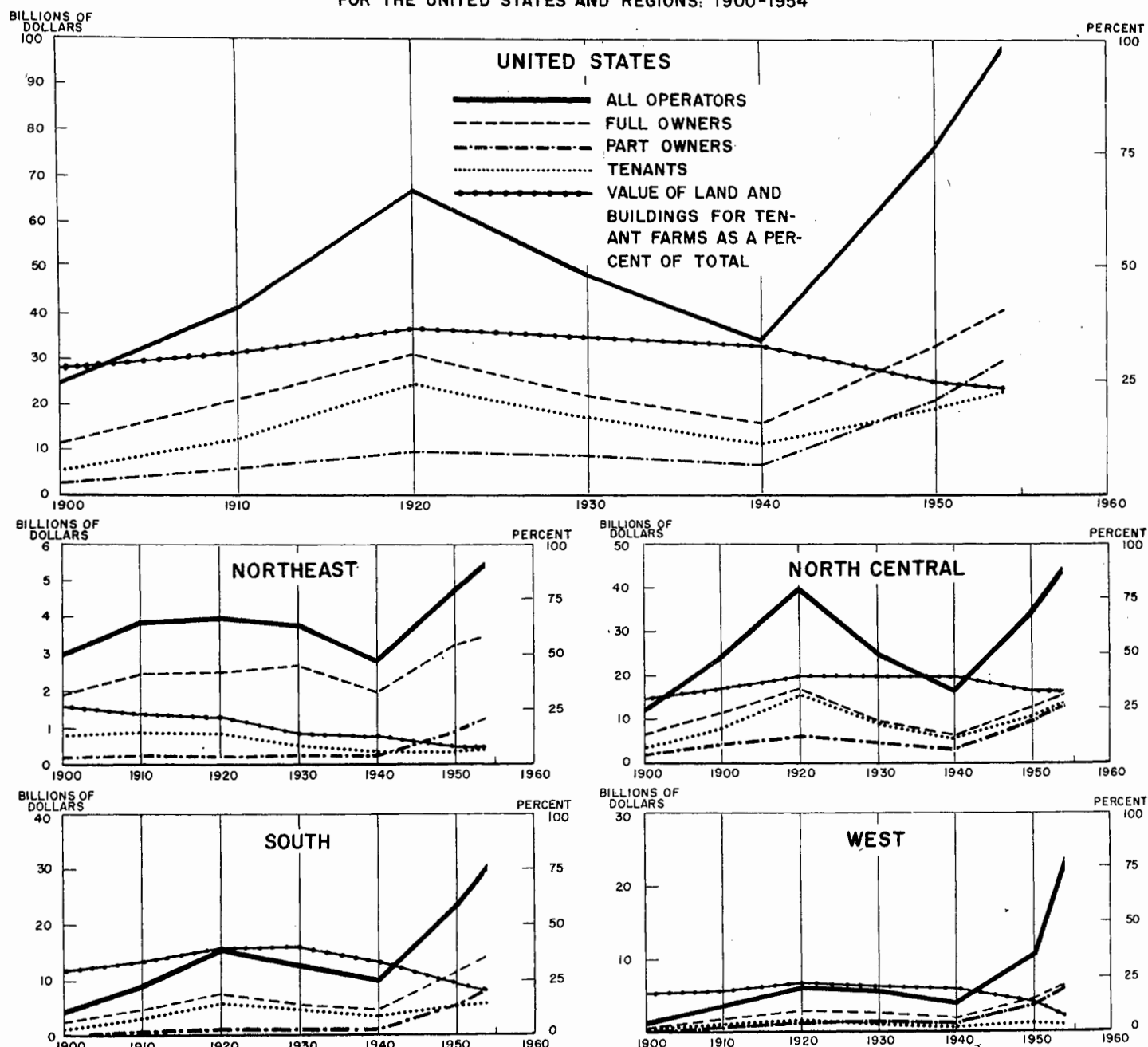
Delta area and in the rice-producing portions of Louisiana and Texas. Both ends of the Great Plains—North Dakota and Texas—employ the crop-share lease to a relatively large extent.

Livestock-share leases are almost exclusively in the Corn Belt and adjacent States such as Kentucky and Nebraska.

Cash leases are used most frequently for part-time or residential farms, for grazing land, and for crops with relatively stable yield patterns or in areas where production contains less risk and uncertainty. Consequently, they are used principally in the South, the Corn Belt, eastern Plains, New England States, and the States along the Pacific Coast.

Croppers, of course, are reported only in the South. This particular class of tenant is associated with the cotton and tobacco culture both of which traditionally required intensive cultivation. In the 1950-54 period, the number of croppers declined about 21 percent.

VALUE OF LAND AND BUILDINGS, BY TENURE OF OPERATOR,
FOR THE UNITED STATES AND REGIONS: 1900-1954



54C-142

Figure 18.

VALUE OF LAND AND BUILDINGS

Total value of farm real estate.—The total value of land and buildings in 1954 was 97.6 billion dollars, almost a six-fold increase over the value reported in 1900. The long-run trend is an increase in land values, with a cyclical peak in 1920 followed by a decline which continued through 1935. Land values of all farms, regardless of tenure of operator, increased since 1940, but full owners showed a more rapid increase than tenants. The data reveal that full owners continue to control the greatest amount of land and buildings, as measured by value. The proportion of the total value of land and buildings represented by

farms operated by tenants has decreased since 1920 with a more pronounced decrease since 1940. The general decline in the proportion of the value of land and buildings controlled by tenants reflects, to an extent, the decrease in the proportion of farms operated by tenants. The proportion of land in farms operated by tenants is also on the decrease, having dropped from 29.4 in 1940 to 16.6 in 1954.

In 1954, for the Nation as a whole, and for all regions except the North Central, the total value of farm real estate operated by part owners was greater than that operated by tenants. However, recent trends indicate an increasing importance of farm real estate operated by part owners in the North Central Region.

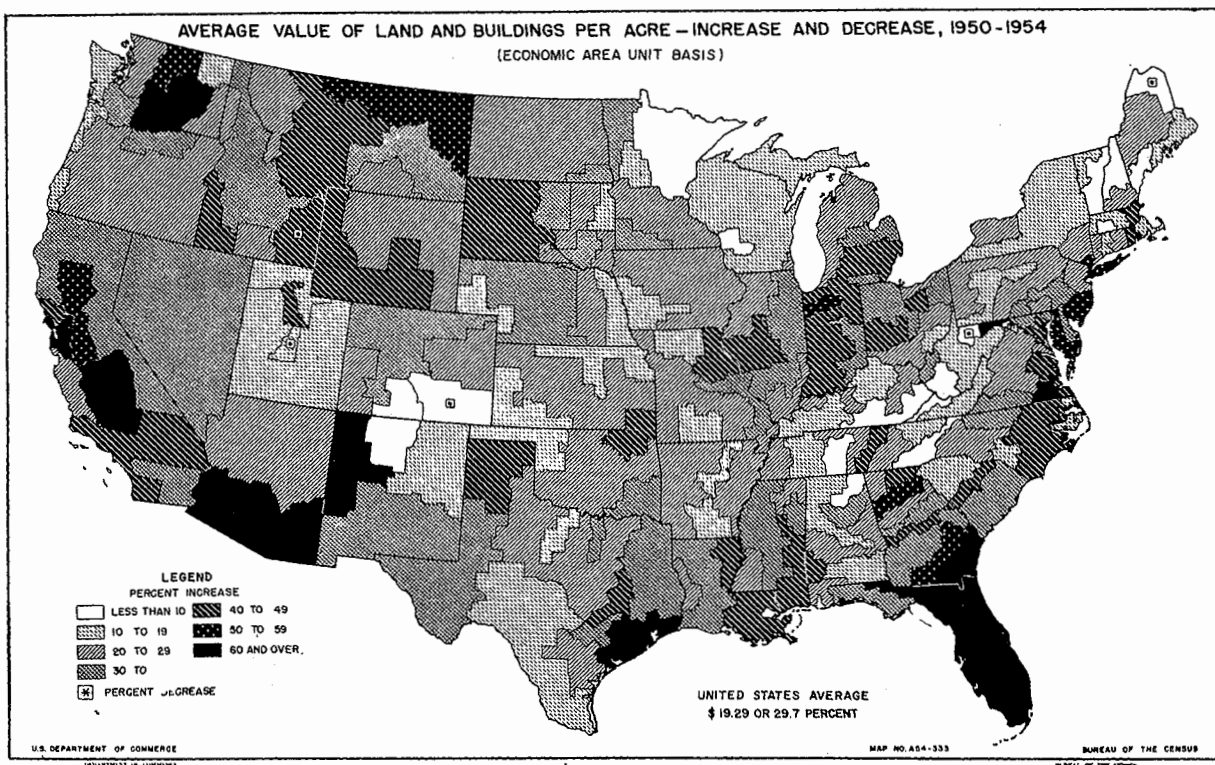
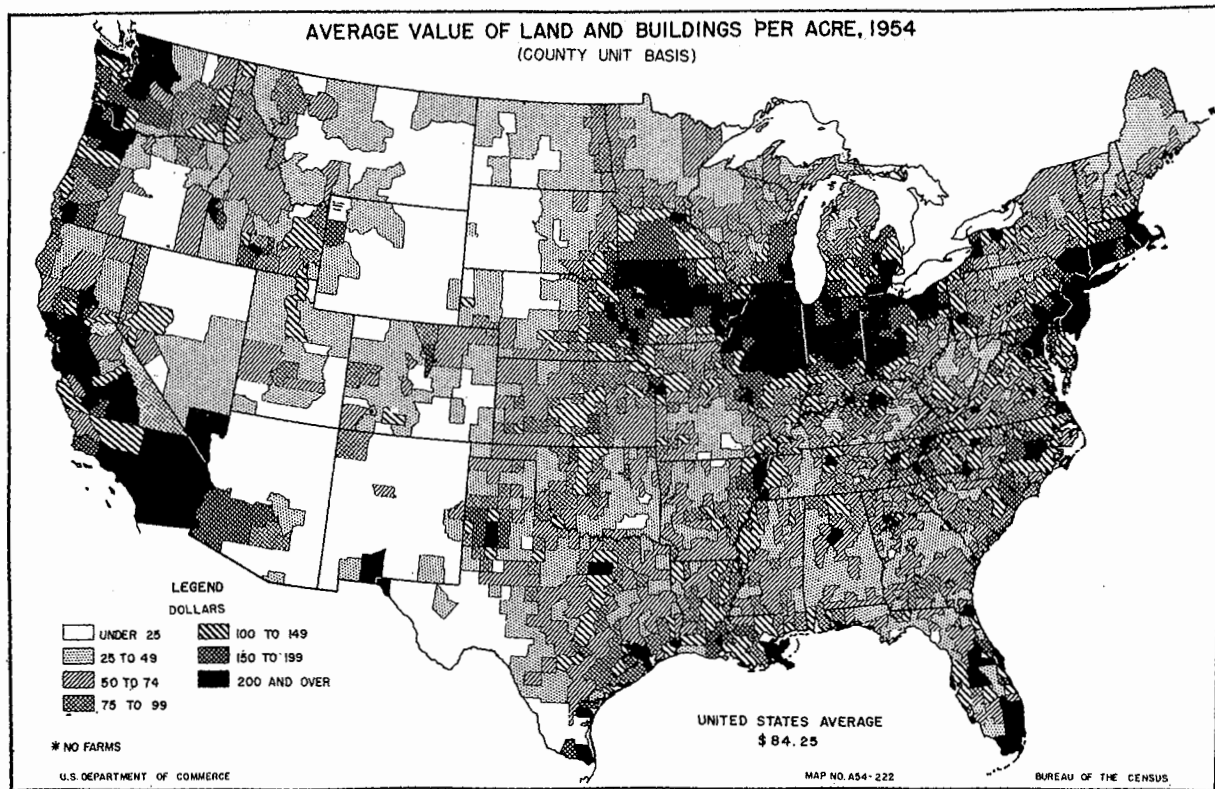


Figure 19.

Per acre values of farm real estate.—The highest per-acre values of farmland and buildings, except for isolated cases, were reported in the more urbanized areas of the Northeast, the more productive locations of the Corn Belt area, and the irrigated and crop-specialty areas of the Far West. In most of these areas of higher land values, particularly the Corn Belt, there is a greater concentration in the proportion of farmlands operated by full tenants.

Changes in the value of farm real estate: 1950-1954.—From 1950 to 1954 the average per-acre value of land and buildings in the United States increased 29.7 percent. The greatest percentage increases were in the areas with low land values; and, conversely, the smallest increases were in the areas with high values. The most drastic changes (50 percent and over) since 1950 took place in the Columbia River Basin, Central Valley of California, southeast Texas, southern Arizona, and Florida.

**AVERAGE VALUE OF LAND AND BUILDINGS PER FARM, BY TENURE OF OPERATOR, FOR THE
UNITED STATES AND REGIONS: 1954 AND 1950**

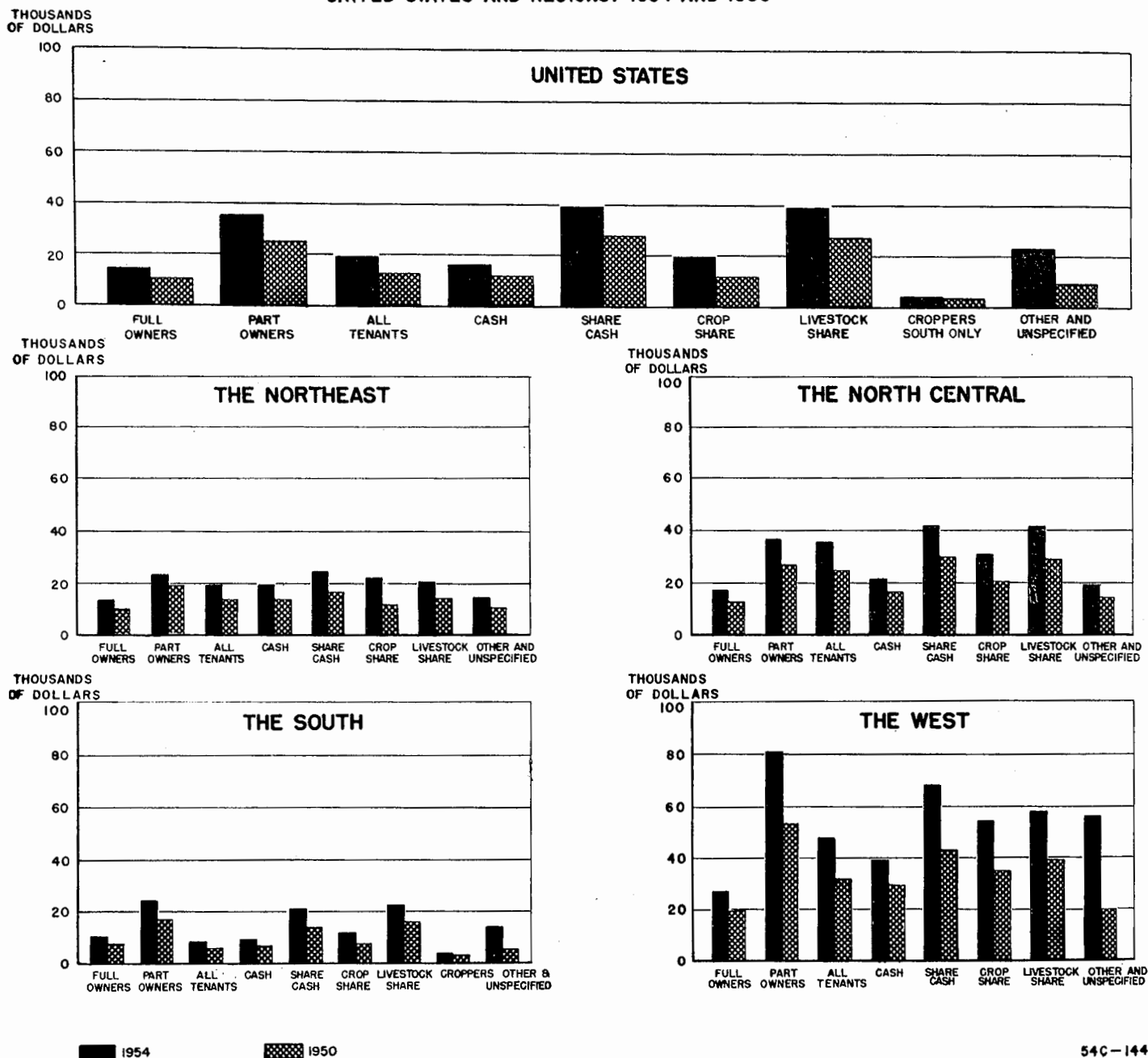


Figure 20.

Average value of land and buildings per farm.—Ordinarily the more productive lands are more attractive to tenancy, and farms under tenant operators (sharecroppers excepted) are larger than those under owner operators. Consequently, the value of land and buildings per farm reported for tenants was higher than that for owners. Part-owner farms showed higher per farm values than either full owners or tenants.

Farms under share-cash and livestock-share leases continued to show (compared with 1950) the highest per-farm values for fully rented farms for the United States as a whole and for all the regions except the Northeast. The pattern of average values

by tenure of operator is quite similar to that for 1950, except that the values under share leases have increased slightly more than those under cash leases.

The high value of land and buildings per commercial farm for part owners is due to large size rather than high value per acre. The relatively high value of commercial farms operated by share-cash and livestock-share tenants, however, appears to be due to both large size and a high value per acre compared with lands of other tenure groups. The increases in per-farm values reported in 1954 over those reported in 1950 were most pronounced on part-owner, share-cash, crop-share, livestock-share, and unspecified tenant farms.

SUBUNITS IN MULTIPLE UNITS AS A PERCENT OF ALL FARMS, 1954
(COUNTY UNIT BASIS)

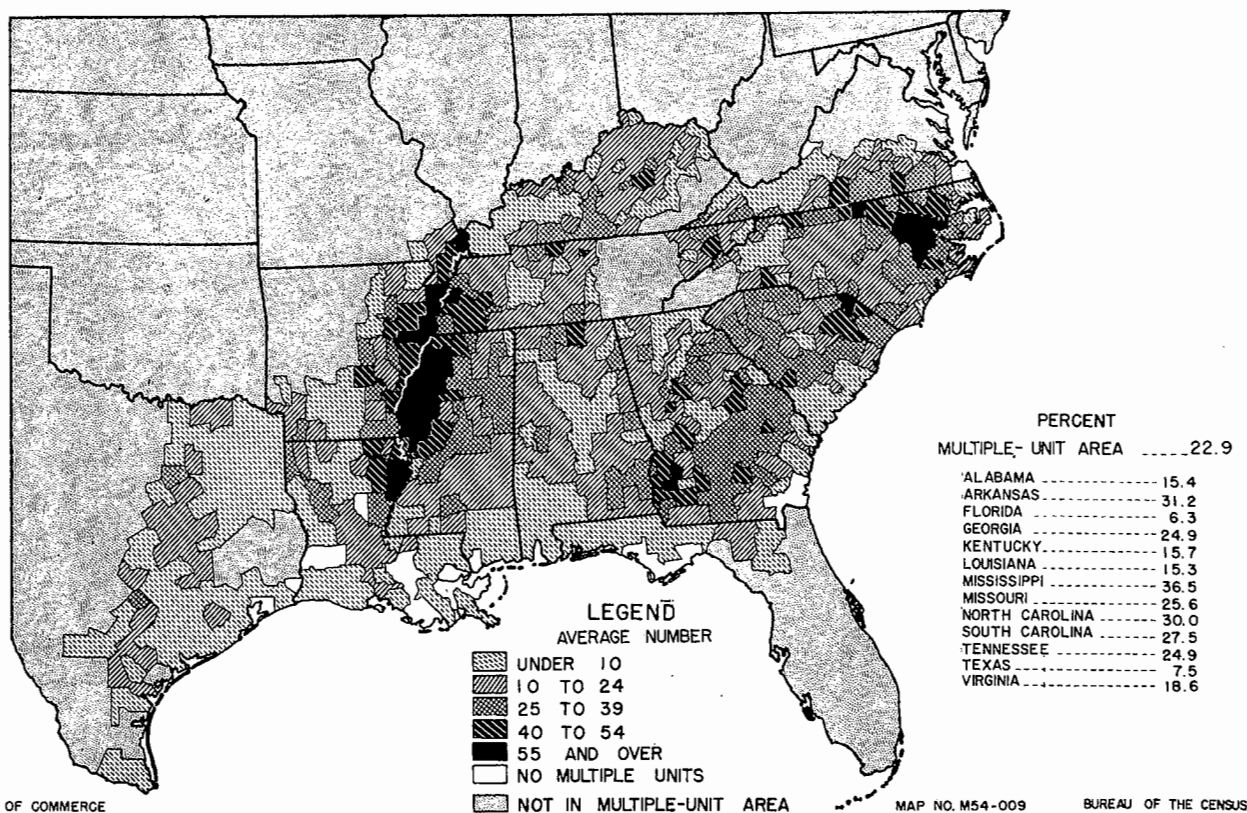


Figure 21.

MULTIPLE-UNIT OPERATIONS

The nature of multiple units.—A classification as broad as that set up by the Census Bureau definition of a farm necessarily includes many different types of agricultural units. Some of these types, because of their distinctive characteristics, are given separate treatment in the Census reports. Multiple-unit operations comprise one such special class.

Many landholdings, particularly in the Southern States, contain several farms, as farms are defined by the Census Bureau, but in reality these farms belong to one landlord, and in many instances they are managed as a single farm business unit. The listing of these farms only as individual farms gives an incomplete picture of the actual nature of farming in these areas and, for this reason, it has been considered desirable to present statistics for the overall management units as well as for the separate farms. Information has been collected pertaining to such characteristics as the number, size, relative importance, and major crops of certain types of multiple-unit operations.

To qualify as a multiple-unit operation, a landholding must consist of two or more farms, one of which may be the "home" farm, and all others must be operated by sharecroppers. Thus, the distinguishing feature of multiple-unit operations, as here defined, is that the landlord provides all of the work power for the farms in the unit. Statistics have been compiled for those counties in which multiple-unit operations form a significant part of the agriculture. In 1954, these counties numbered nearly 900, most of which were in the Southeast.

Distribution.—The concentration of multiple units was heaviest in the Mississippi Delta region, with pockets in eastern North Carolina and southwestern Georgia. In Mississippi, more than

35 percent of all farms were in multiple units and these units contained almost half of the cropland harvested in the State in 1954. In the multiple-unit area of Arkansas, the percentages for farms and cropland harvested were 31.2 and 38.6, respectively. At the other extreme, in the newer agricultural regions of the South—Texas and Florida—this type of farm organization is relatively insignificant. For the multiple-unit area as a whole, more than one-fifth of all farms were part of multiple-unit operations.

Cotton and tobacco.—The nature of multiple-unit operations becomes clearer when we consider the type of farming that is associated with them. Cotton and tobacco seem to be particularly well adapted to this type of operation. Nearly 35 percent of the total cotton acreage harvested was on multiple-unit farms. The percentage of cotton acreage in multiple-unit farms was 55.8 for Mississippi. The percentages of tobacco grown on multiple-unit farms were smaller. Both of these crops require large amounts of hand labor in planting, growing, and harvesting, and the cropper system provides this labor without large outlays of capital and at the time it is needed. In the production of cotton in particular, the multiple-unit organization permits concentration of managerial functions in the hands of the landlord, enables him to supervise closely his labor force, and makes unnecessary the risking of the cash outlay that the use of hired labor would involve.

Past and future.—The kinship of modern multiple-unit operations with pre-Civil War plantation organization is very clear. During the decades following the War, a number of circumstances combined to produce the cropper system as we know it today. Cotton and tobacco were even more the staples of the South than they are at present; landowners found themselves

COTTON ACREAGE HARVESTED IN MULTIPLE UNITS AS A PERCENT
OF TOTAL COTTON ACREAGE HARVESTED, 1954
(ECONOMIC AREA UNIT BASIS)

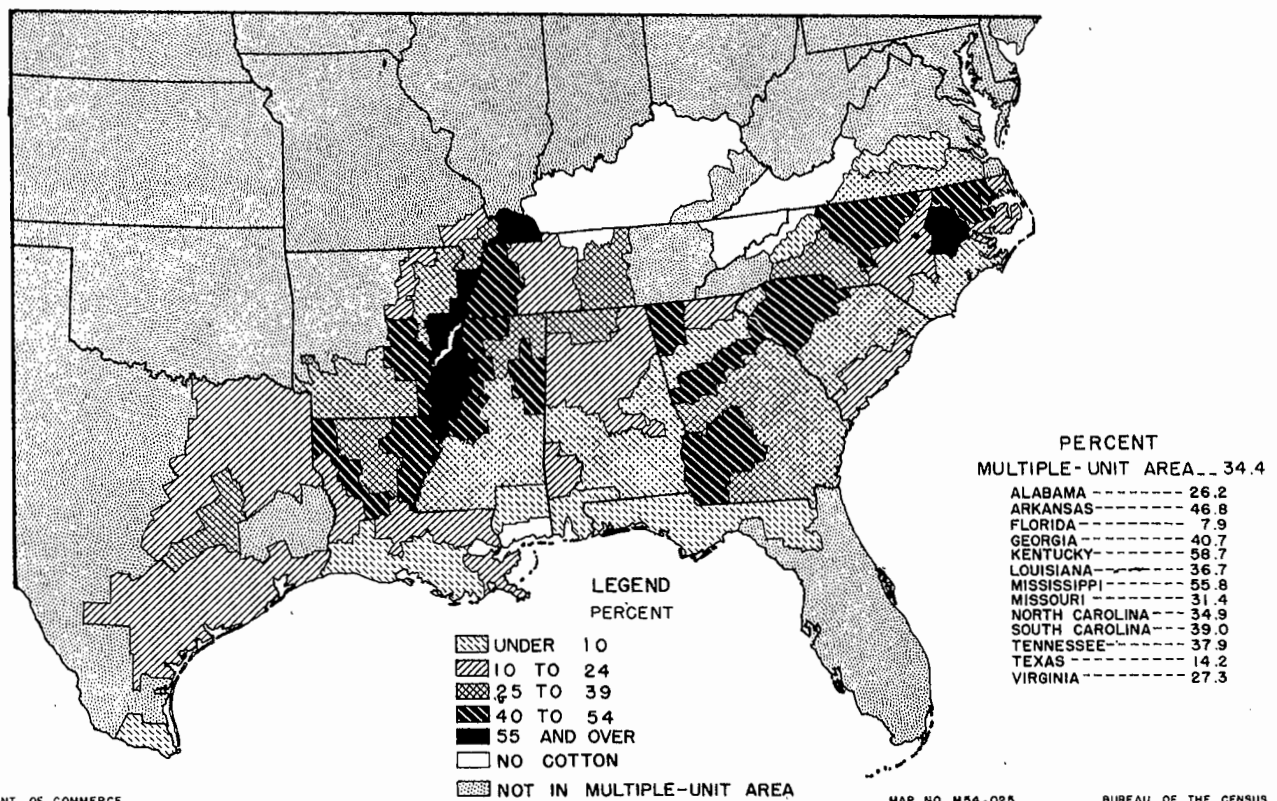


Figure 22.

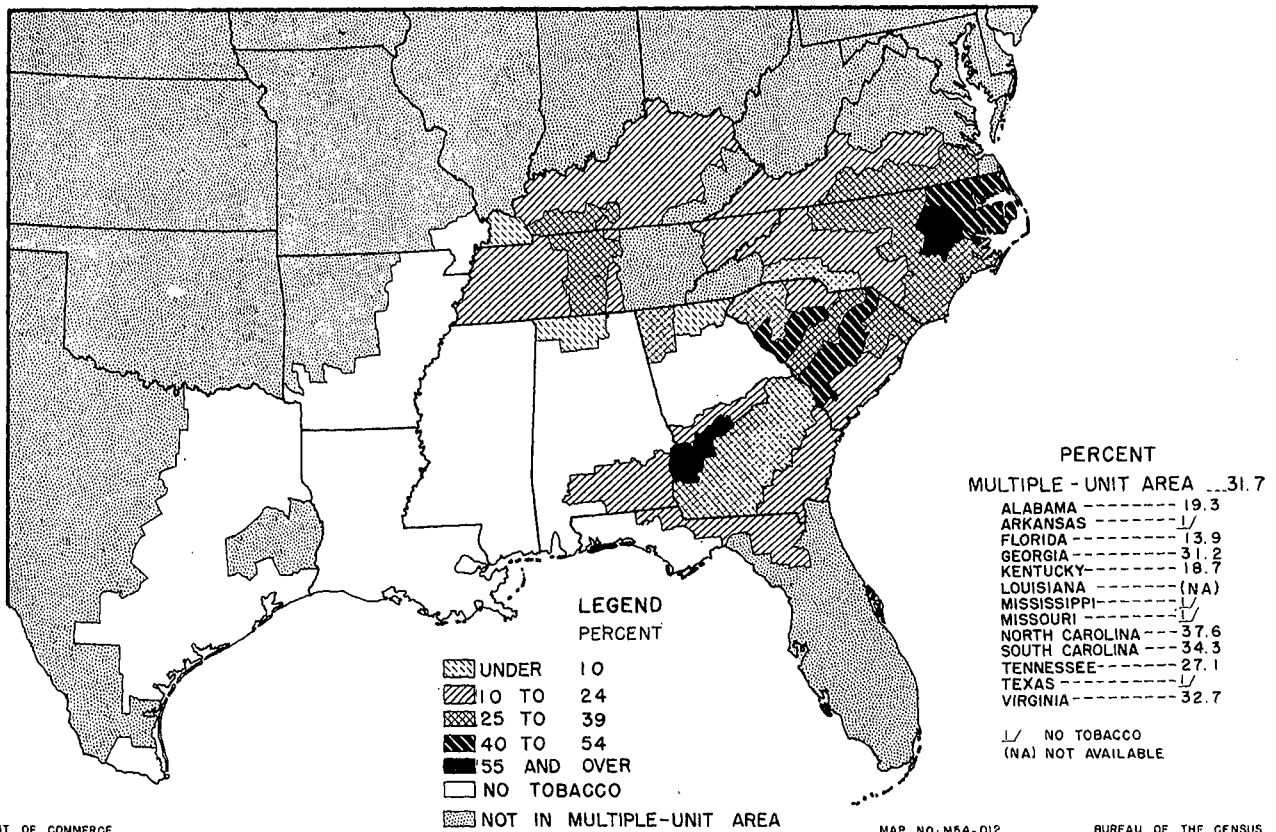
in need of labor to produce these labor-intensive crops, but few had the cash for paying wage hands; and ex-slaves had virtually no alternative but to return to working the land of their former owners. The "furnish" system and the sharing of the crop developed to meet the needs of these groups.

Sharecropping and the multiple-unit operations associated with sharecropping, however, have been undergoing rather fundamental changes for the past several decades. The reasons for these declines are many and varied. Probably the most important force at work is the migration of croppers into nonfarm jobs in response to the relative attractiveness of industrial employment. Reinforcing this factor have been the shift westward of our cotton areas, the mechanization of cotton production, and the relatively low income condition of many of the cotton farmers.

Perhaps the most basic development has been the rapid and continuous decline in the total number of sharecroppers, noted earlier in this report. The total has dropped from 783,459 in 1930 to 276,029 in 1954, a decrease of nearly two-thirds. As a consequence of the decrease in the number of sharecroppers, during this same period there was a substantial decline in the number of farms in multiple-unit operations. Between 1950 and 1954, the two years for which we have comparable statistics, the number of farms in multiple units (in the 1954 multiple-unit area) decreased from 466,273 to 403,186.

The decline in the number of multiple-unit farms between 1950 and 1954 has been largely in those farms producing cotton rather than tobacco.

TOBACCO ACREAGE HARVESTED IN MULTIPLE UNITS AS A PERCENT
OF TOTAL TOBACCO ACREAGE HARVESTED, 1954
(ECONOMIC AREA UNIT BASIS)



U. S. DEPARTMENT OF COMMERCE

MAP NO. M54-012

BUREAU OF THE CENSUS

Figure 23.

SECTION II

Production

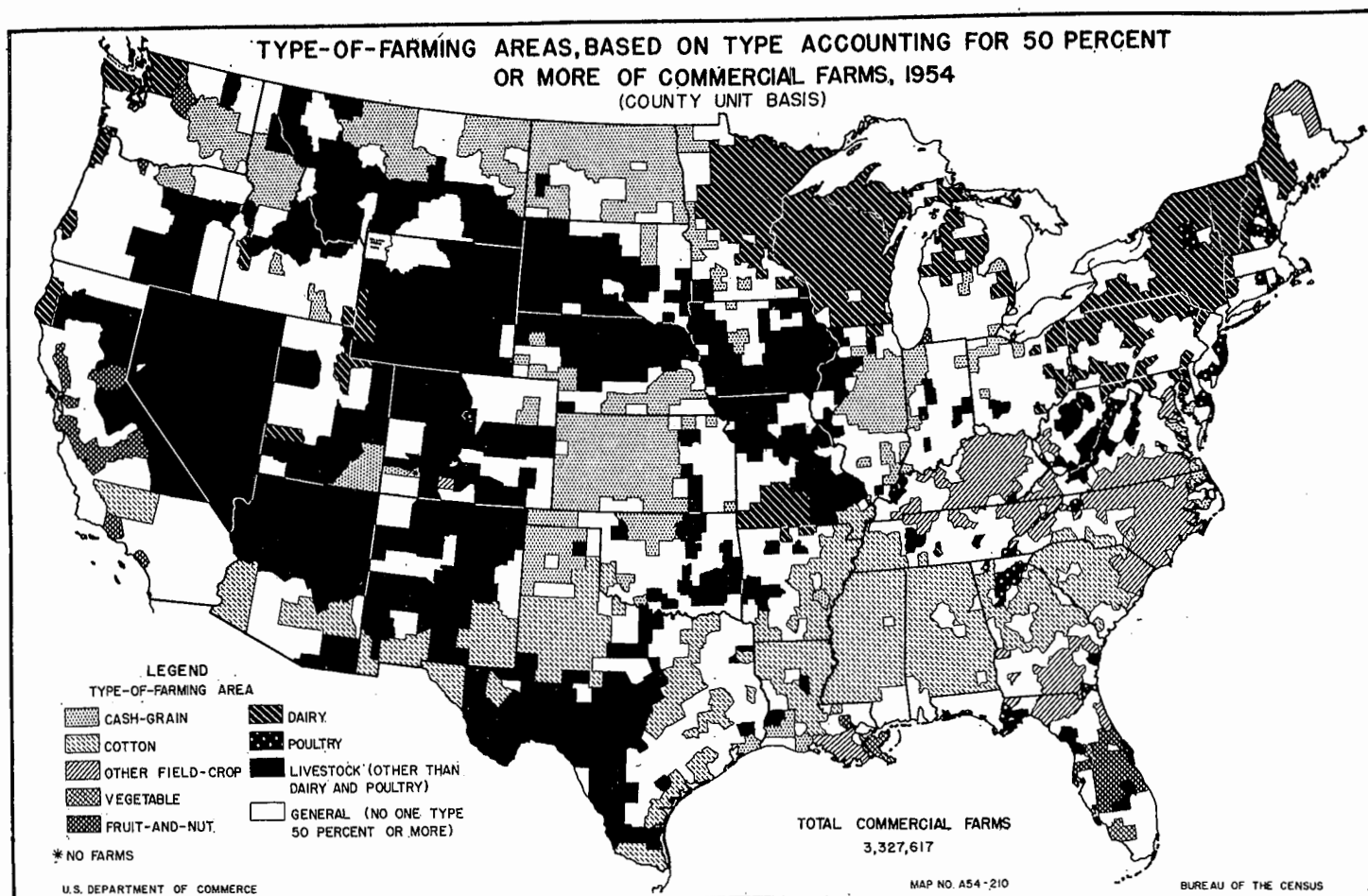


Figure 24.

TYPE OF FARMING

The vast differences in types of farming in the United States have resulted from a number of important natural economic and cultural conditions. These diverse conditions, through a varied agriculture, have been reflected in the tenure pattern.

A complex agriculture.—Such factors as variations in temperature, soil, rainfall, and the availability of land for agriculture determine the type of farming in the several areas. The wide variation in temperature has caused such areas as the Dakotas to specialize in spring wheat, barley, and flax to suit their short growing season and, in contrast, permitted the Deep South to become the world's largest cotton-producing area. The high, rugged mountain terrain of the West and the low rainfall have mostly excluded agriculture or confined it to grazing and special crops in a few restricted areas. The western mountain ranges have also been largely responsible for the lack of rainfall in much of the Great Plains area. Rainfall in the eastern one-half of the Nation, however, has been adequate to accommodate whatever the other physical and economic conditions required. Soils vary from the relatively infertile podzols of the Lakes region to the rich alluvium of the Mississippi. These and other physical and biological factors have combined with many important cultural conditions to form a complex agriculture.

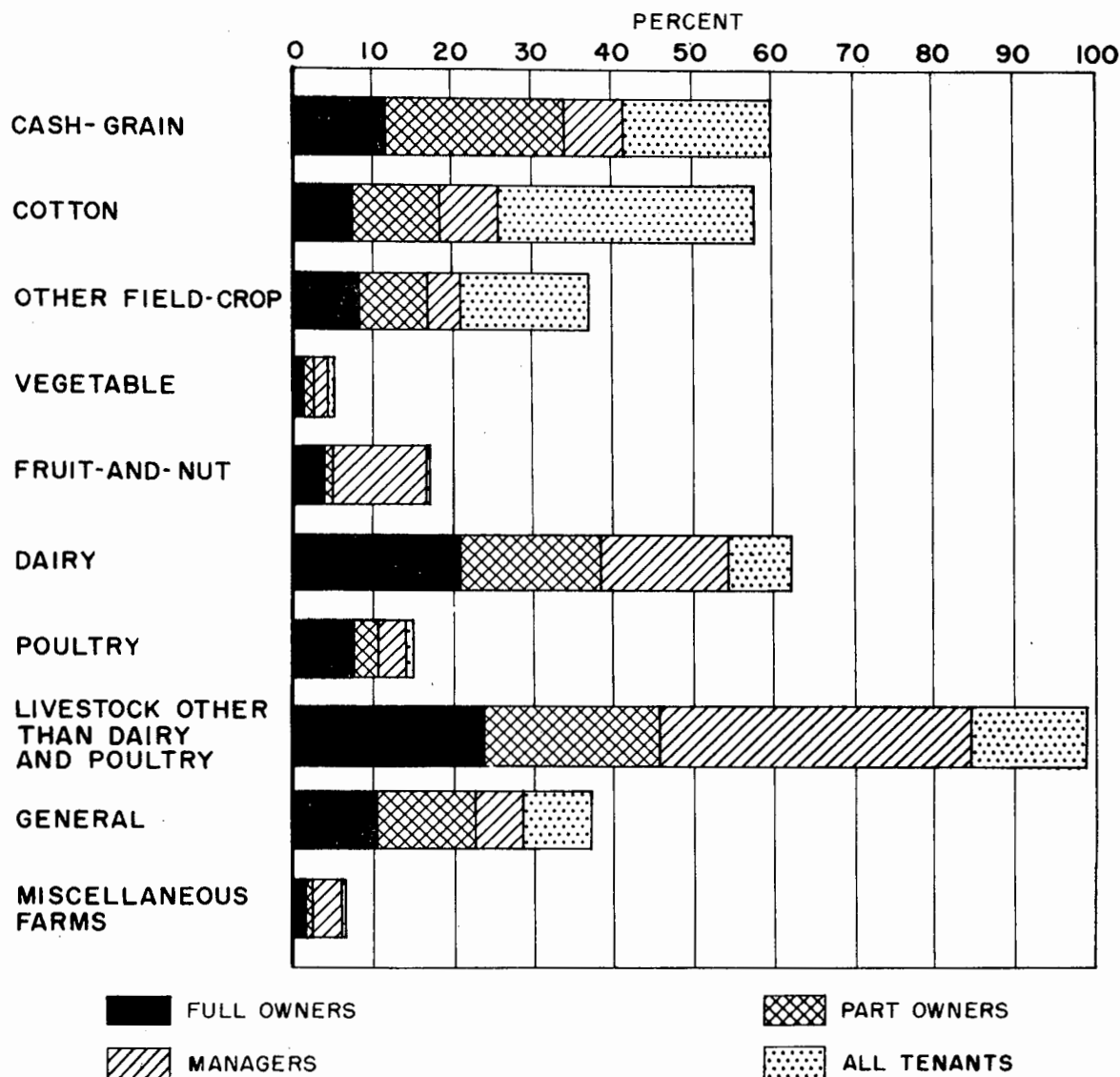
No less important are the economic forces that have called for increases or decreases in production of particular types and at certain locations. Costs and returns, both in money and in gratification, have been basic in the development of agricultural production and in the ways that people work together to attain this production.

Types of farms.—In 1954, farms were classified by type on the basis of the sales of a particular product or group of products that accounted for 50 percent or more of the total value of products sold. If the sales from a product or a group of products did not represent 50 percent of the value of all products sold, the farm was called "general." Tenants operated a greater proportion of the field-crop farms than of the livestock farms. Owners and part owners operated most of the livestock farms and almost all of the poultry and fruit-and-nut farms. The "general" farms were divided tenurwise in roughly the same proportions as all commercial farms.

Cash-grain farms are found in northern and south-central Plains States and in the region of northeastern Washington. Of course, large quantities of small grains and corn are grown in the Corn Belt region, but much of the grain in this area is marketed through livestock. Of the 537,838 commercial cash-grain farms in 1954, 35.6 percent were operated by owners, 31.5 percent by part owners, and 32.7 percent by tenants. Since 1950, the number of commercial cash-grain farms had increased by 107,449. Fifty-two percent of this increased number were operated by full owners, 36 percent by part owners, and only 13 percent by tenants.

Cotton farms, which are traditionally labor-intensive (but are rapidly becoming more mechanized in the commercial areas), are operated mainly under rental arrangements. In 1954, the 525,208 commercial cotton farms were 24.3 percent full owner operated, 16.2 percent part owner operated and 59.3 percent tenant operated. Twenty-eight percent of the commercial cotton farm operators were croppers. There were 84,099 fewer commercial cotton farms in 1954 than in 1950. During this period there was an increase in the mechanization of cotton farming and a heavy migration of labor out of agriculture.

PERCENT OF FARMS IN EACH TYPE-OF-FARM GROUP, BY TENURE OF OPERATOR, COMMERCIAL FARMS FOR THE UNITED STATES: 1954



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Figure 25.

Other field-crop farms are those growing peanuts, potatoes, tobacco, sugarcane, and sugar beets. Of these crops, tobacco is most significant in Virginia, North Carolina, and Kentucky. Sugarcane predominates in southern Louisiana. Farms classified by type on the basis of potatoes, peanuts, and sugar beets do not predominate in most of the areas where these crops are grown. A much higher proportion of these crops are grown on other types of farms. Tobacco and peanut enterprises are associated with the relatively high rate of tenancy on "other field-crop" farms. Full owners comprised 38.5 percent, part owners, 18.1 percent; and tenants, 43.3 percent of other field-crop farms in 1954.

Vegetable farms, which involve relatively small acreages of highly developed land and require very close supervision and management, are most frequently operated by owners or part owners. In 1954, 52.0 percent of commercial vegetable farms were full-owner-operated, 29.8 percent were part-owner-operated, and only 17.1 percent tenant-operated.

(Continued on page 188)

TABLE 1.—PERCENT DISTRIBUTION OF COMMERCIAL FARMS IN EACH TYPE-OF-FARM GROUP, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1954

[Data are based on reports for only a sample of farms]

Type of farm	Tenure of operator				All commercial farms
	Full owners	Part owners	Managers	Tenants	
	Percent	Percent	Percent	Percent	Percent
All commercial farms.....	47.9	22.7	0.5	28.8	100.0
Cash-grain.....	35.6	31.5	.2	32.7	16.2
Cotton.....	24.3	16.2	.2	59.3	15.8
Other field-crop.....	38.5	18.1	.2	43.3	11.1
Vegetable.....	52.0	29.8	1.1	17.1	1.0
Fruit-and-nut.....	81.7	11.5	2.5	4.3	2.5
Dairy.....	61.6	24.3	.5	13.6	16.5
Poultry.....	83.0	10.2	.5	6.4	4.6
Livestock other than dairy and poultry.....	55.3	24.2	1.0	19.6	20.9
General.....	48.9	27.3	.3	23.5	10.4
Miscellaneous.....	80.6	12.2	1.9	5.4	1.1

**PERCENT OF VALUE OF SPECIFIED CROPS AND LIVESTOCK SOLD, BY TENURE OF OPERATOR
FOR COMMERCIAL FARMS, FOR THE UNITED STATES: 1954**

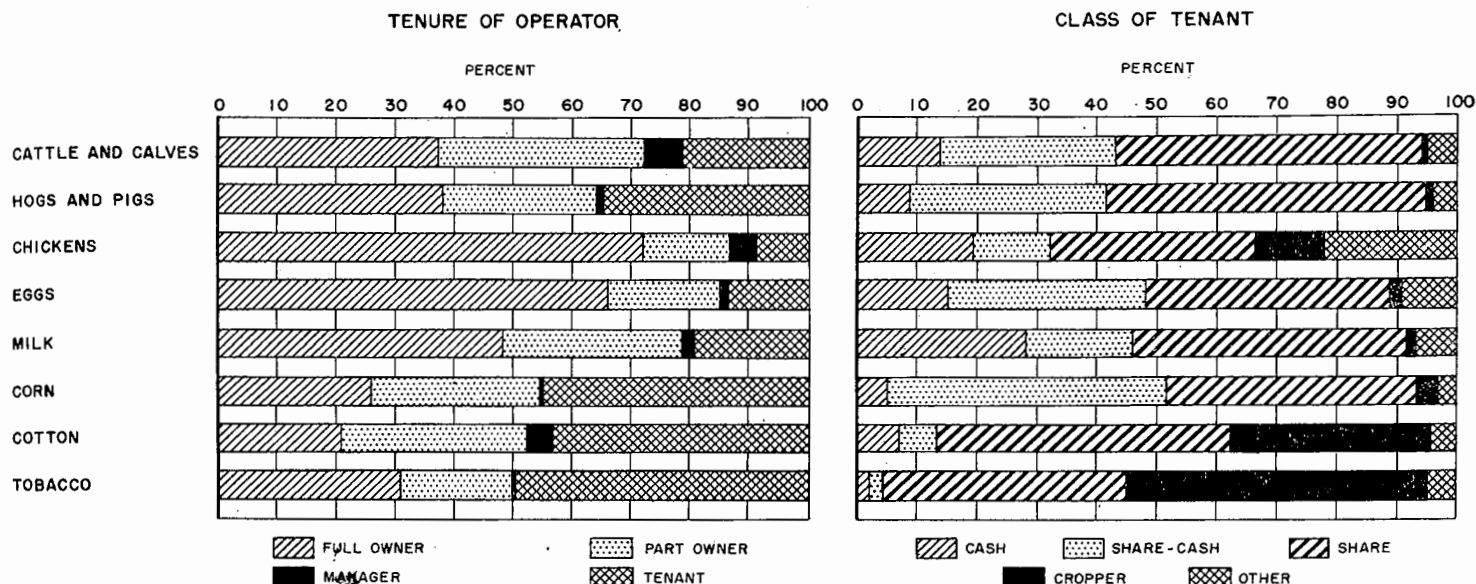


Figure 26.

CROP AND LIVESTOCK OUTPUT

The volume of production.—Estimates made by the United States Department of Agriculture indicate that gross cash marketings in 1954 totaled more than \$30 billion, or just \$3 billion under the all-time high for cash marketings of \$33 billion reached in 1951. As a measure of total physical volume of production, without effects of price variation, the United States Department of Agriculture's index of farm marketings gives some idea of the growth of farm production. According to this index of farm marketings (based on 1947-49=100), aggregate production rose from 51 in 1910 and 100 in 1950 to 111 in 1954. The index of livestock products (based on 1947-49=100) rose from 50 in 1910 and 103 in 1950 to 117 in 1954. The index of crops grown (based on 1947-49=100) rose from 53 in 1910 and 96 in 1950 to 102 in 1954. The volume of production in terms of the index of farm marketings was, at that time, an all-time high. Crops had fallen off somewhat from previous years, but this was representative of the shifts in type of production toward livestock, not a reduction of overall output.

Although total value of all farm products sold by tenure of operator was not available from the 1954 Census of Agriculture, some specified crop and livestock values were reported. The commodities that are classified by tenure of the operator may be used to illustrate the relationship between the production processes and tenure.

The different tenure forms, as they are commonly used, have particular characteristics that adapt them to certain types of production. Around each type of agriculture there have evolved tenure arrangements associated with that particular type of agriculture. Some of the factors that might have influenced this are the relative importance of a farm as a home; the relative degree of skill that may be required; the amount of labor required; the relative importance of investment in buildings, land, livestock, and machinery; the kind and degree of government controls and incentives; the risks involved; and the length of the production cycle.

Crops.—Full owners on commercial farms operated 31.1 percent of the 78,133,608 acres of cropland; part owners, 29.8 percent; managers, 0.8 percent; and tenants, 33.6 percent. On full-owner farms, 23.7 percent of the cropland harvested was in corn;

on part-owner farms, 19.0 percent; on manager farms, 11.5 percent; and on tenant farms, 28.7 percent. The tendency for tenants to have a large portion of their cropland in corn is slightly more pronounced in the case of corn grown for grain. Acres of corn grown for grain as a percent of all cropland harvested was 19.4 for full owners, 15.6 for part owners, 8.8 for managers, and 26.2 for tenants. Virtually all of the corn produced by tenants in the commercial corn area is grown on farms that have crop-share or share-cash leases, and the corn itself is usually grown on a share arrangement.

A relatively large percent of the cotton acreage is operated by tenants. In 1954, 43.6 percent of the acreage in cotton was operated by tenants on commercial farms, whereas 20.0, 30.1, and 2.3 percent, respectively, were operated by full owners, part owners, and managers. Sharecropping and crop-share tend to be the most common leasing arrangements. In such arrangements, it is a rather common practice for the landlord to contribute a high degree of supervision.

(Continued on page 188)

TABLE 2.—PERCENT DISTRIBUTION OF THE VALUE OF SPECIFIED CROPS AND LIVESTOCK SOLD, BY TENURE OF OPERATOR OF COMMERCIAL FARMS, FOR THE UNITED STATES: 1954

[Data are based on reports for only a sample of farms]

Item	Full owners	Part owners	Managers	All tenants	Tenants				
					Cash	Share-cash	Crop- and live-stock-share	Croppers	Other and unspecified
	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent
Corn.....	26.1	29.0	0.7	44.2	5.2	46.6	41.9	3.2	3.1
Cotton.....	21.0	31.9	4.3	42.7	7.2	6.5	48.6	33.4	4.3
Tobacco.....	31.1	18.9	.6	49.4	2.0	2.3	40.9	50.3	4.4
Cattle and calves.....	37.5	34.9	6.6	21.0	14.3	20.0	50.9	.9	4.9
Hogs and pigs.....	38.3	26.3	.9	34.4	9.1	32.6	53.2	1.2	3.9
Chickens.....	72.5	14.7	3.7	9.1	19.6	12.6	34.4	11.5	21.9
Eggs.....	66.8	18.8	1.5	12.9	15.5	33.0	40.5	1.4	9.6
Milk.....	48.7	30.7	1.7	18.9	28.3	17.4	45.4	1.2	7.6

**PERCENT OF CROPLAND HARVESTED REPRESENTED BY ACRES HARVESTED OF THE PRINCIPAL CROPS,
BY TENURE OF OPERATOR, FOR COMMERCIAL FARMS
FOR THE UNITED STATES AND REGIONS: 1954**

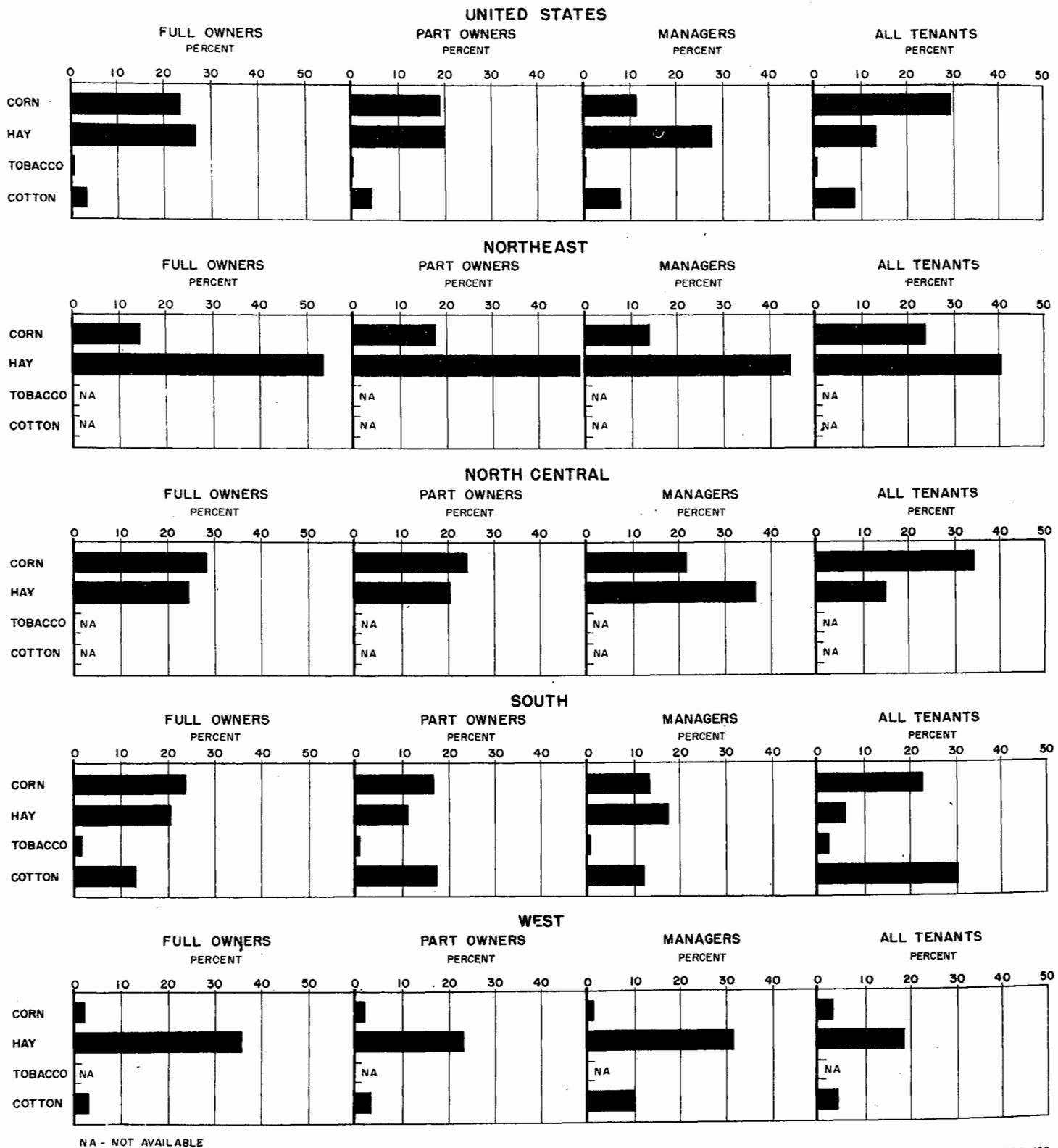


Figure 27.

**PERCENT DISTRIBUTION OF ACRES OF THE PRINCIPAL CROPS HARVESTED,
BY TENURE OF OPERATOR, FOR COMMERCIAL FARMS,
FOR THE UNITED STATES AND REGIONS: 1954**

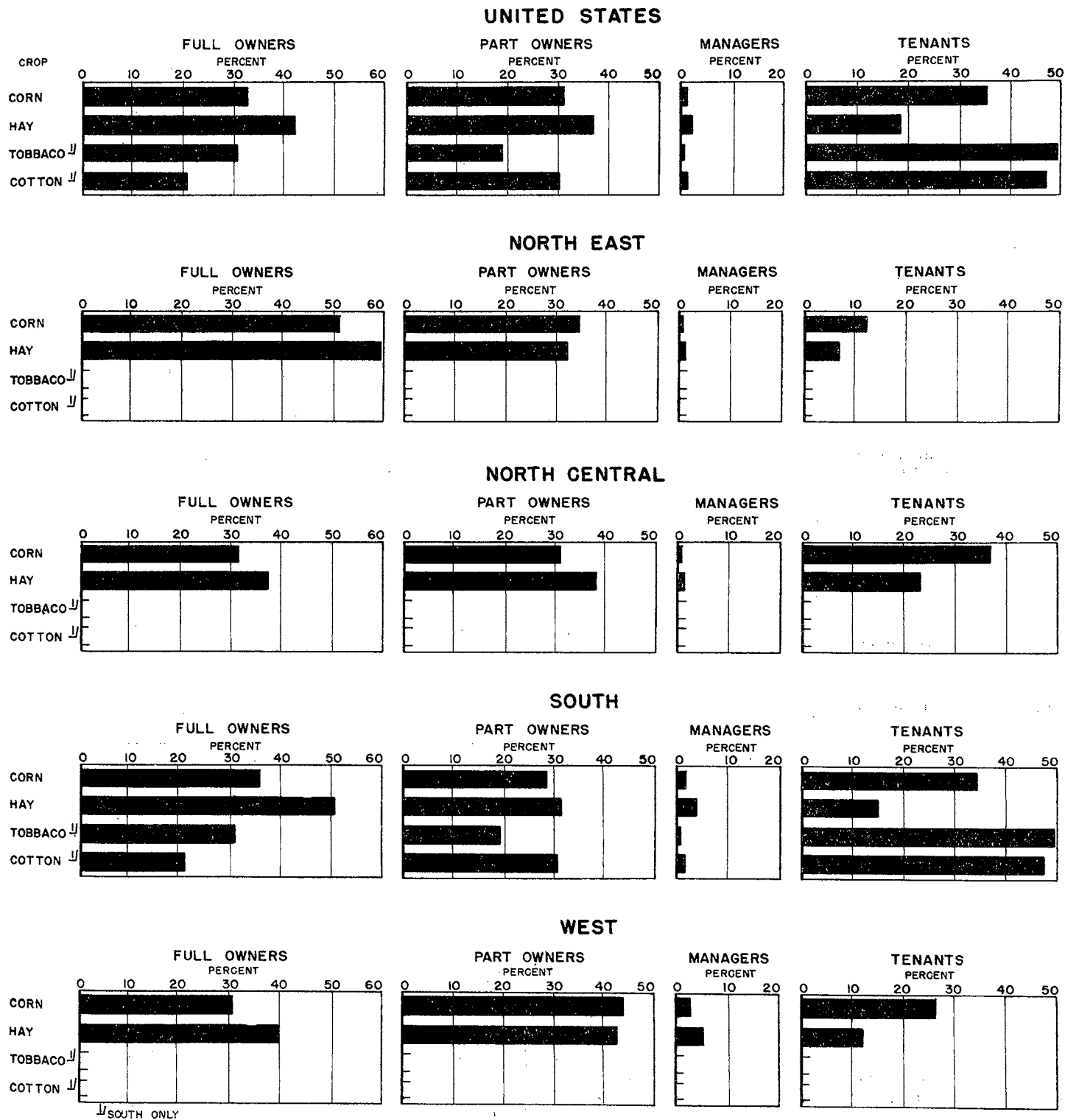


Figure 28.

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PERCENT DISTRIBUTION OF ALL LAND IN FARMS ACCORDING TO MAJOR USES, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1945-1954

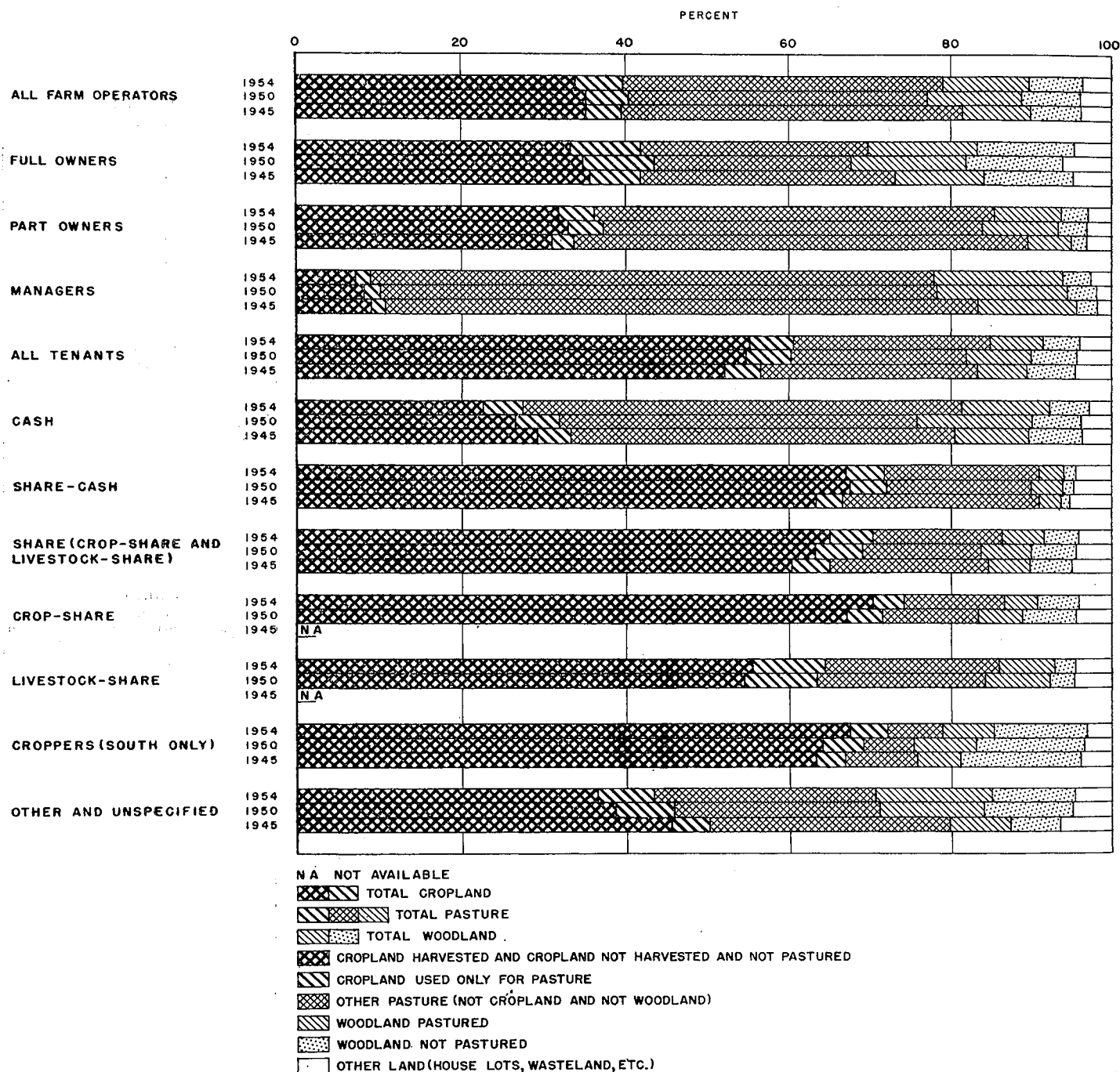


Figure 29.

LAND USE

Major land uses.—The total acreage of cropland in the United States declined from 479,371,116 acres in 1949 to 461,937,776 acres in 1954. The acreage of pastureland, however, increased from 619,691,813 in 1949 to 647,366,156 in 1954. Although total cropland declined, the cropland per farm increased from 94.8 acres in 1949 to 104.3 in 1954. Cropland in commercial farms averaged 122.5 acres in 1949 and 133.9 acres in 1954. The average acreage of cropland increased in all tenures, except for managers, but the average acreage of pasture showed even greater increases.

Since tenants tend toward crop production and managers toward livestock production, it is not surprising that in 1954 the

cropland in commercial tenant-operated farms represented a higher percentage of all land in their farms than for any other tenure, 61.8, and the cropland in commercial manager-operated farms represented the lowest percentage, 13.2.

Commercial farms operated by tenants under crop-share lease arrangements tend to have the highest proportion of cropland. In 1954, 74.8 percent of land in commercial crop-share farms was cropland, and 20.0 percent was pastureland. In contrast, cropland in commercial cash-rented farms was only 27.3 percent of the land in farms and pastureland was 70.9 percent. Cropper farms, of course, contain a very high proportion of cropland since they are associated almost exclusively with cash-crop enterprises, notably cotton and tobacco. In 1954, for commercial cropper

**PERCENT DISTRIBUTION OF CROPLAND, LAND PASTURED, AND WOODLAND
BY TENURE OF OPERATOR, FOR COMMERCIAL FARMS
FOR THE UNITED STATES AND REGIONS: 1954**

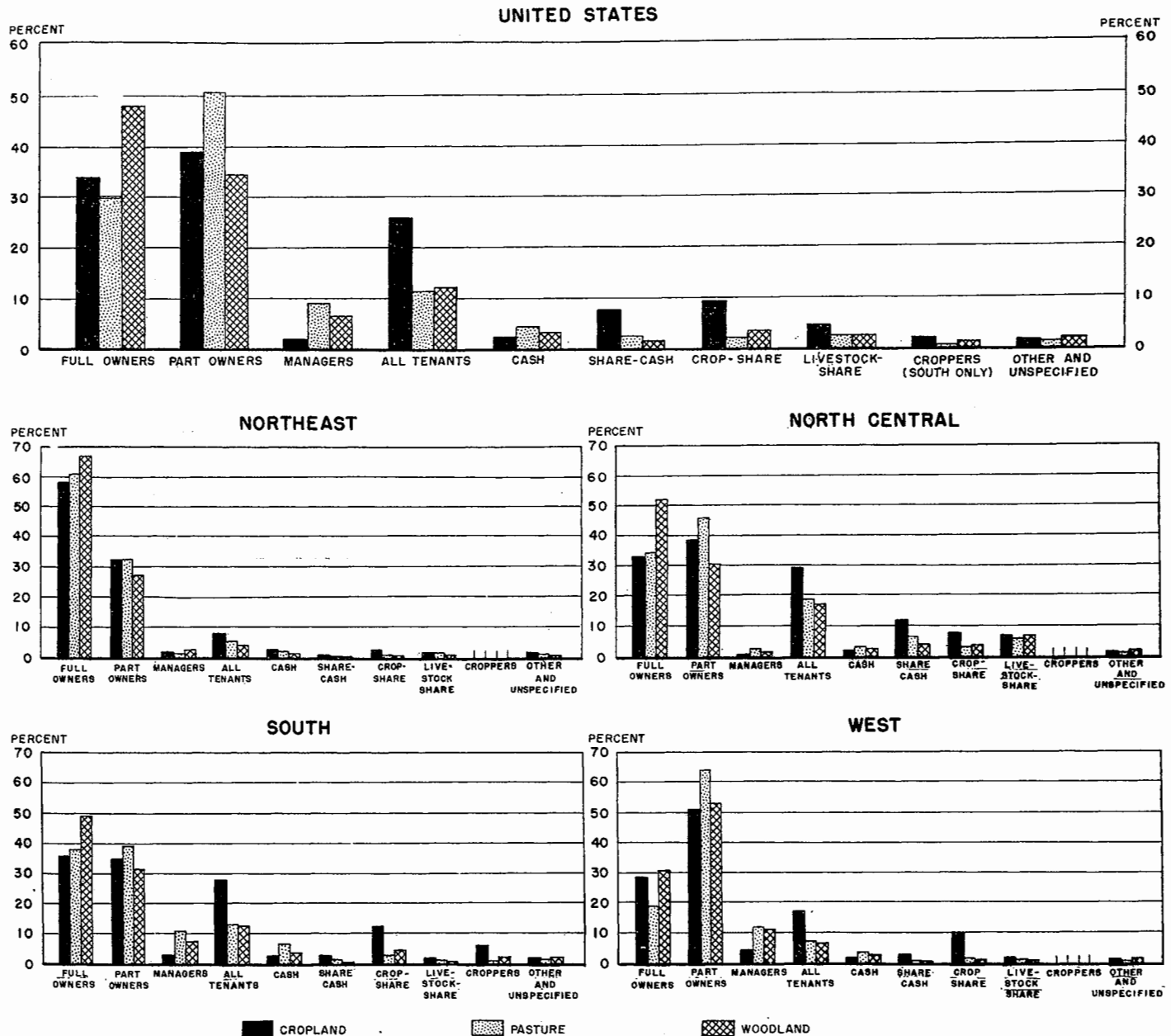


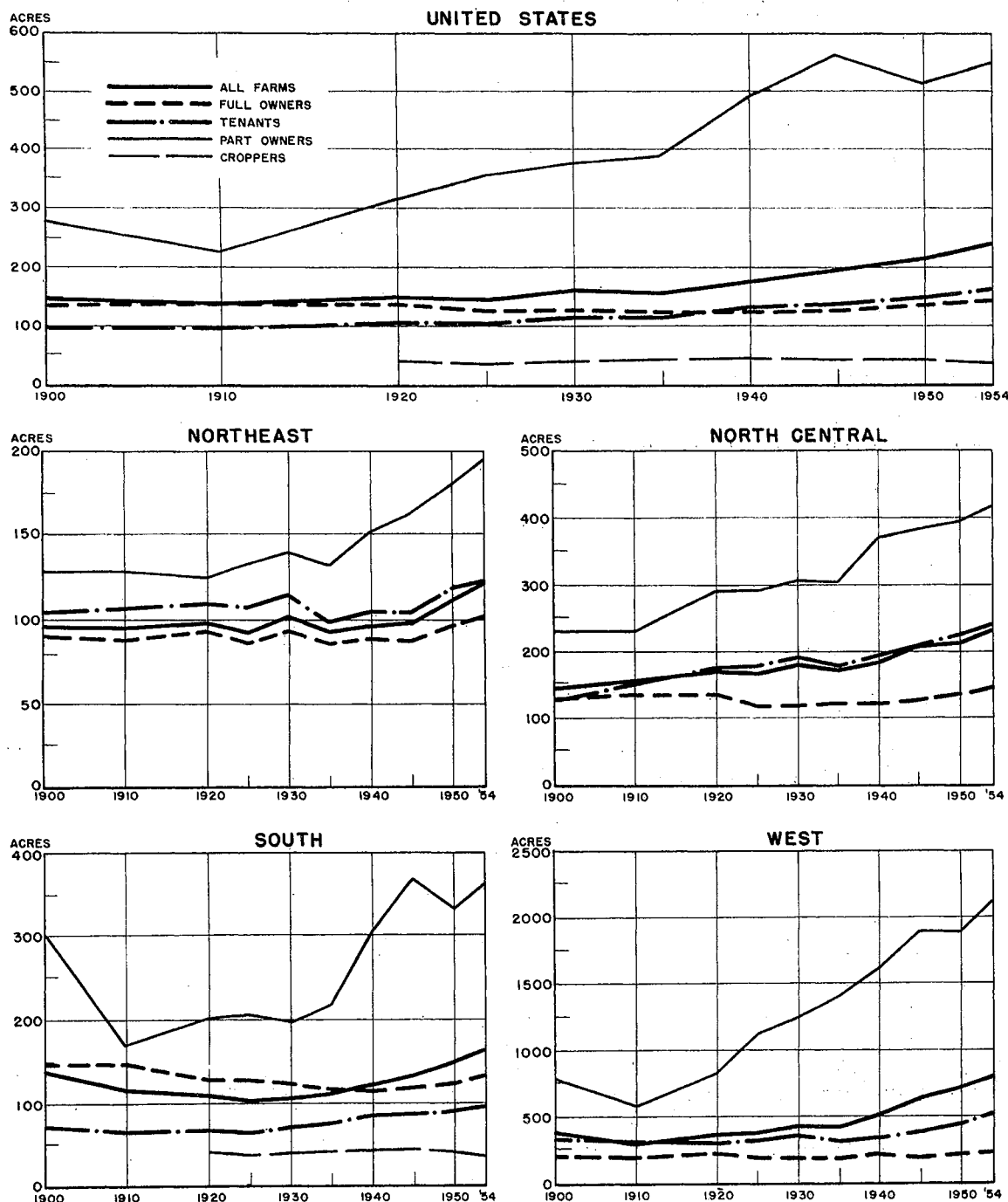
Figure 30.

farms 73.1 percent of the land was cropland and 17.2 percent, pastureland. Much of the woodland and pastureland of multiple-unit operations is retained in the home farm.

Regional variations.—In the Northeast, the largest proportion of both cropland and pastureland is operated by full owners. This is in contrast with the West where a major share of each

is operated by part owners. In the South and North Central regions, tenants account for a greater share of cropland than in the other two regions. Tenant farms with crop-share leases generally contain a high proportion of cropland in all regions, particularly in the West and South. Livestock-share arrangements are most common in the North Central region.

AVERAGE SIZE OF FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1900-1954



84C-151

Figure 31.

SIZE OF FARM

Increases in farm size.—One of the outstanding characteristics of twentieth century agriculture in the United States has been the growth in farm size. Since the total acreage of land in farms has changed little in this period, it follows that most of the increase in average farm size has come from the reduction in farm numbers. In 1954, 599,746 fewer farms were recorded than in 1950, while the average size of farm increased from 215.3 acres to 242.2 acres. For the United States as a whole, this trend toward larger, and fewer farms is accelerating.

The largest increases in average farm size have taken place

in part-owner farms. Since 1910, the only reduction in the size of farms operated by part owners occurred in the post World War II period. Part of this reduction may have been due to the return of servicemen whose lands had been operated under lease by other farmers. Between 1950 and 1954, the average size of part-owner farms increased 36.7 acres or 7.2 percent. Part-owner farms have increased in number and in acreage per farm since 1950. Both owner and tenant farms have increased in size since 1935.

Acreage is only one measure of farm size. Other factors of production such as labor, capital, and management also must be

taken into account if anything is to be said about the relative productivity of various sizes of farms. Farm size is most important in relation to tenure as tenure affects (1) the total quantity and (2) the proportions of various factors used on the farm. Quality of the land, as well as rainfall, soil, temperature, slope, and location, is important in comparisons of farm size in different regions. To a certain extent, quality of land is associated with tenure. For example, manager-operated farms contain a much higher proportion of uncultivated and low valued land than do tenant farms. For the United States as a whole, in 1954, tenant farms were the only farms on which the average acreage pastured did not exceed the average acreage of cropland.

Farm size by regions.—In all regions, with but one exception, average farm size ranged upward from full owners, tenants, part owners to managers. The exception occurred in the South where the average size of farms of full owners was greater than that of tenants. The low average size of tenant farms in the South can be attributed largely to the small acreages operated by

(Continued on page 189)

TABLE 3.—AVERAGE SIZE OF FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS, 1954 AND 1950

Tenure of operator	United States	North-east	North-west	South	West
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
All farms:					
1954	242.2	120.9	230.9	166.7	798.2
1950	215.3	111.0	212.2	148.2	702.9
Full owners:					
1954	144.5	102.4	145.7	132.4	234.2
1950	135.6	97.6	137.3	123.2	225.2
Part owners:					
1954	548.7	105.2	418.1	360.9	2,112.4
1950	612.0	179.2	397.4	332.3	1,889.3
Managers:					
1954	4,835.8	460.7	1,187.5	2,941.4	14,830.9
1950	4,473.2	390.1	1,234.6	2,989.6	13,168.2
Tenants:					
1954	164.9	124.5	243.1	95.5	511.0
1950	146.8	119.1	222.8	89.7	449.7

PERCENT DISTRIBUTION OF SIZE GROUP OF CROPLAND HARVESTED, BY TENURE OF OPERATOR, FOR COMMERCIAL FARMS, FOR THE UNITED STATES AND REGIONS: 1954

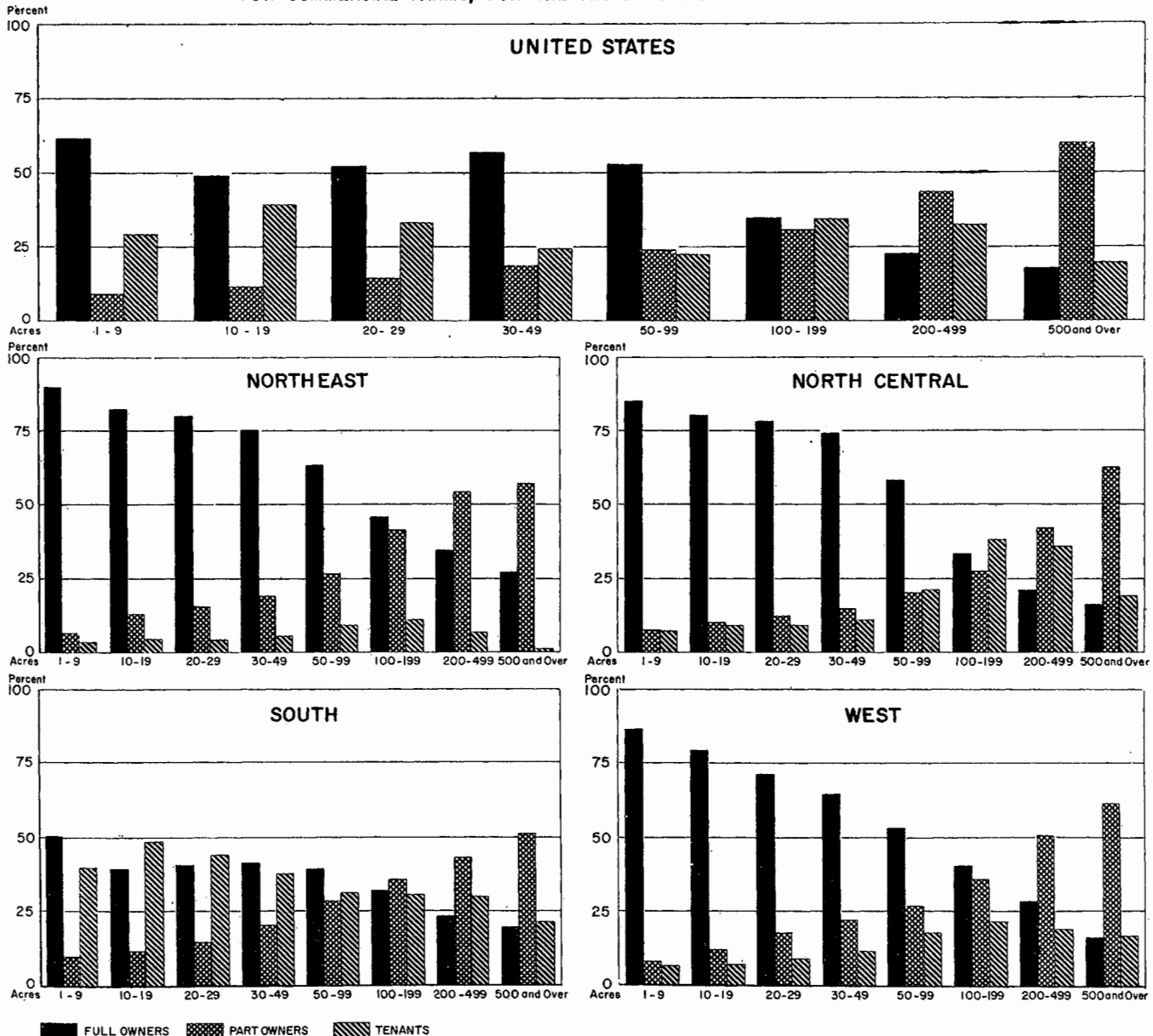


Figure 32.

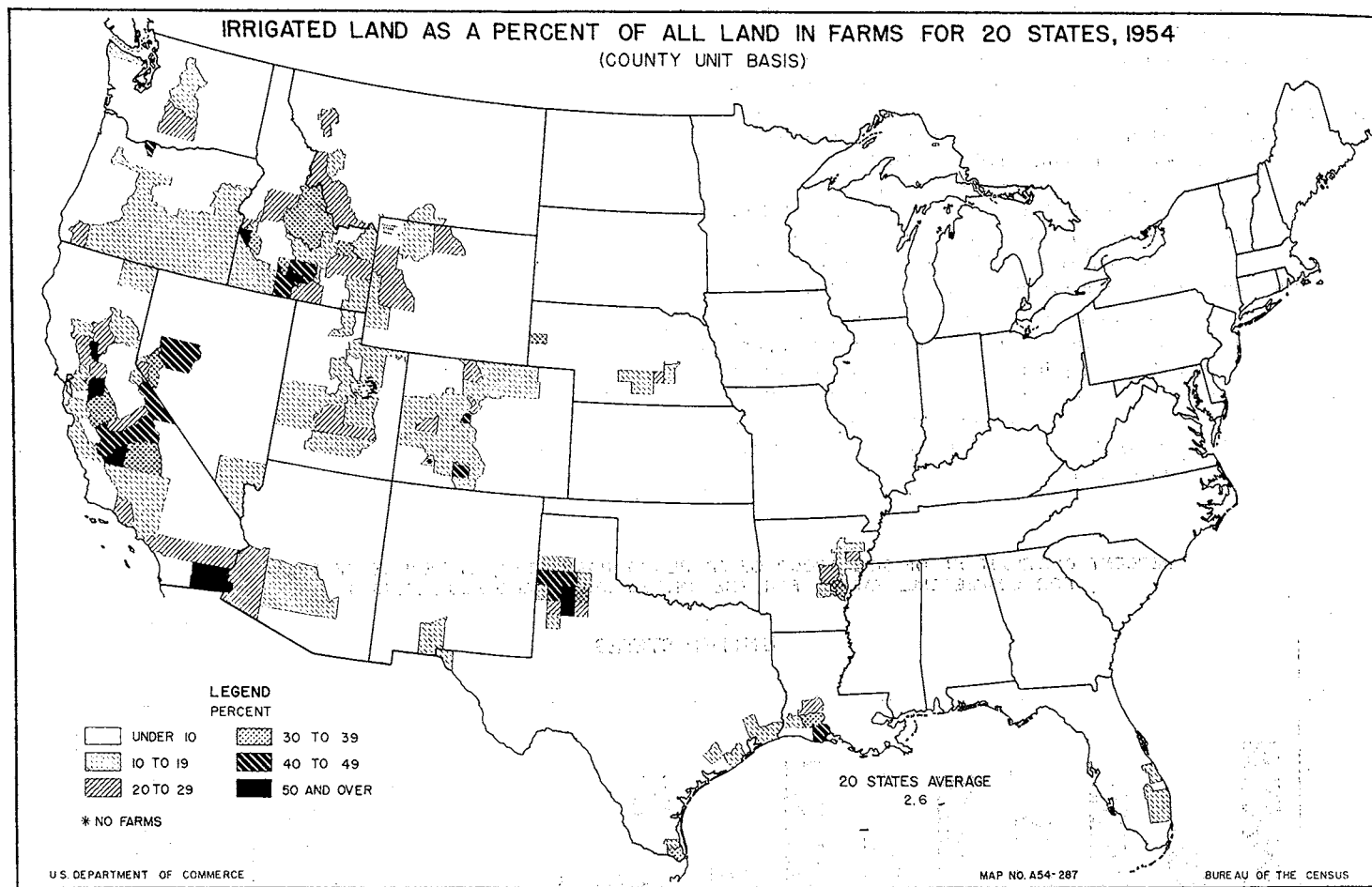


Figure 33.

IRRIGATION

Irrigated farms and acreage.—The United States, in 1954, contained 324,437 farms reporting some irrigation. These farms reported 29,799,482 acres irrigated or 2.6 percent of all farmland. The farms reporting irrigation represented 6.8 percent of all farms and 8.0 percent of commercial farms. The average size of commercial irrigated farms was 109.7 acres in 1954, an increase of 8.5 acres since 1949. There were 17,820 more irrigated farms in 1954 than in 1949. In 1954, 58.6 percent of all the irrigated farms were full-owner operated and 23.0 percent were part-owner operated. Of all the irrigated land in farms, 34.2 percent was operated by full owners and 38.5 percent by part owners. Tenants operated 16.8 percent of the irrigated farms and 20.2 percent of the irrigated land. Managers operated 1.6 percent of all the irrigated farms and 7.1 percent of all irrigated land.

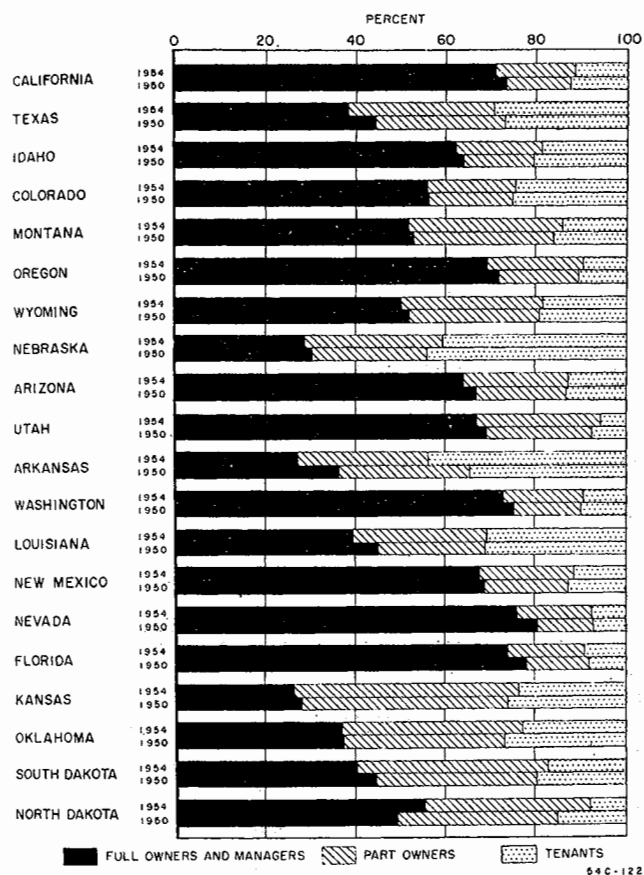
Regional variations.—Irrigation is of considerably greater importance in the relatively arid West than in the eastern portions of the country. In the 17 Western States and Arkansas, Florida, and Louisiana, 301,870 farms reported 29,183,428 acres irrigated in 1954. The most extensive areas of irrigation are found in the far western States such as Nevada, Arizona, Idaho, and Cali-

fornia. In Nevada, for example, 87.8 percent of the farms reported some irrigation, whereas, in North Dakota, only 0.6 percent of the farms were irrigated. In the 20 States, the irrigated cropland harvested was reported for 271,160 farms and amounted to 24,419,703 acres or 90.1 acres per farm.

The tenure of operators of irrigated farms varied among the States. In Colorado, about one-fourth of the irrigated farms, and 22.4 percent of all farms, were tenant operated. However, in Utah where 85.0 percent of all farms were irrigated, only 5.1 percent of the irrigated farms and 5.6 percent of all farms were operated by tenants. In Louisiana and Arkansas a relatively small percent of all farms were irrigated, but all the rice was produced by irrigation; in these two States, respectively, 30.3 and 43.1 percent of the irrigated farms were tenant operated.

The pattern of tenure on irrigated land in farms is similar to that suggested by the number of farms. In Nebraska, in 1954, 42.5 percent of the irrigated land was tenant-operated. Arkansas, with 37.7 percent tenant-operated and Louisiana, with 34.8 percent, had relatively larger proportions of their irrigated land in farms operated by tenants. Managers operated 24.1 percent of the irrigated farmland in Florida where a large part of the truck-crop production is irrigated.

PERCENT DISTRIBUTION OF IRRIGATED FARMS, BY
TENURE OF OPERATOR FOR 17 WESTERN STATES,
ARKANSAS, LOUISIANA AND FLORIDA, 1954 AND 1950



PERCENT DISTRIBUTION OF IRRIGATED LAND IN FARMS
BY TENURE OF OPERATOR, 17 WESTERN STATES,
ARKANSAS, LOUISIANA, AND FLORIDA, 1954 AND 1950

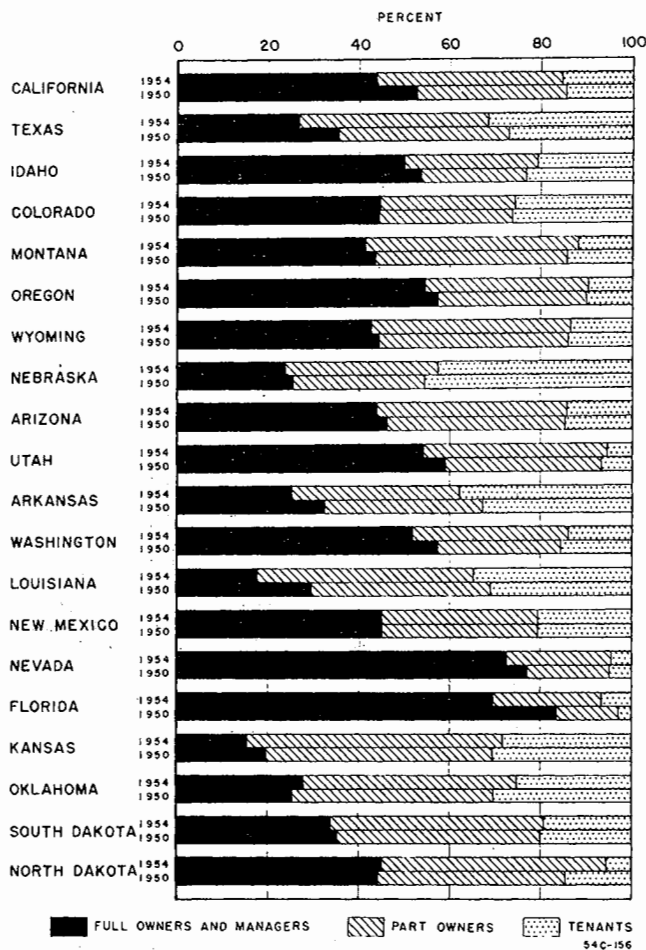


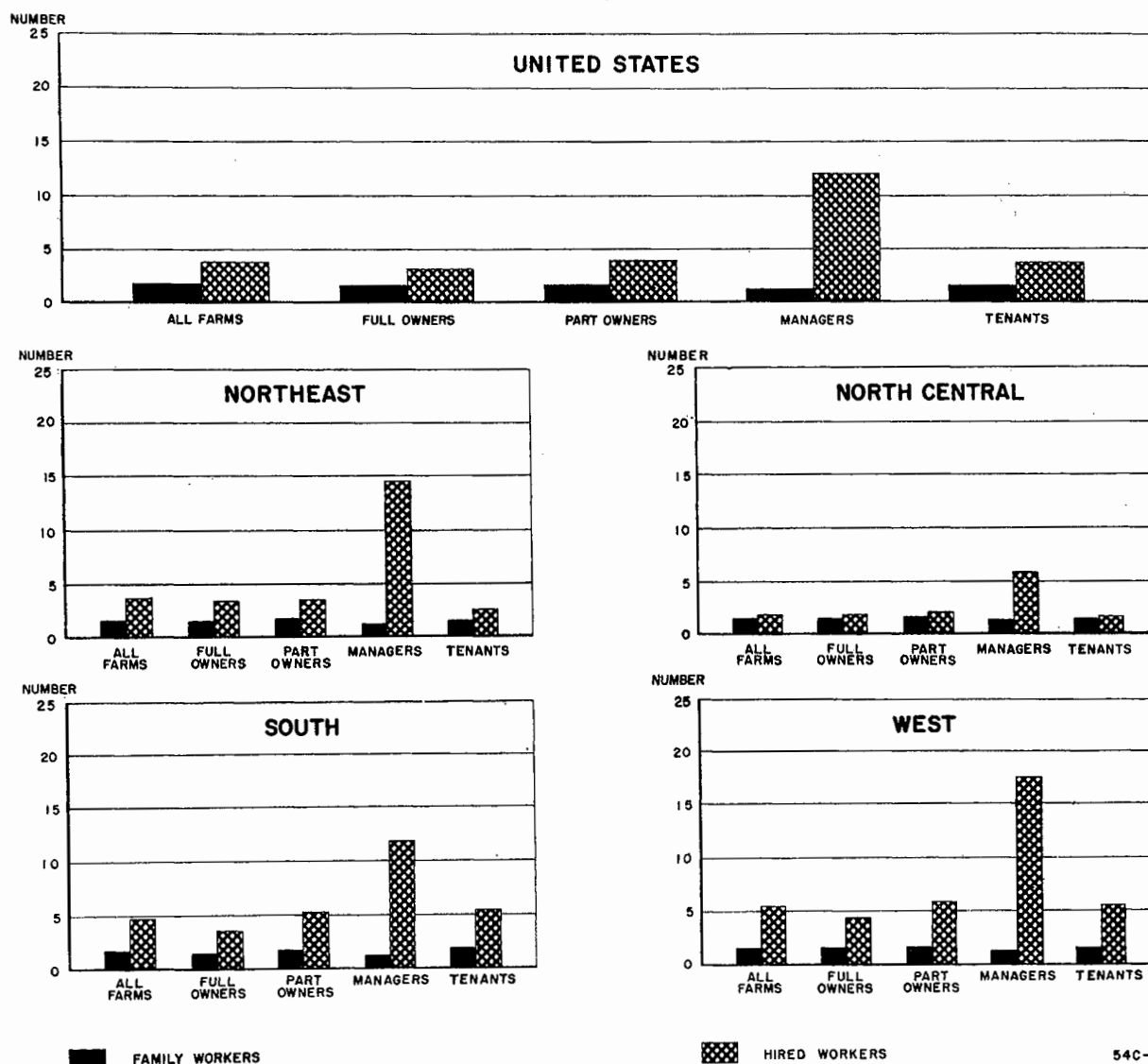
Figure 34.

Table 4.—PERCENT DISTRIBUTION OF IRRIGATED FARMS AND LAND IN FARMS, BY TENURE OF
OPERATOR, FOR 17 WESTERN STATES, ARKANSAS, LOUISIANA, AND FLORIDA: 1954

[Data are based on reports for only a sample of farms]

State	Irrigated farms			Irrigated acres			State	Irrigated farms			Irrigated acres		
	Full owners and managers	Part owners	Tenants	Full owners and managers	Part owners	Tenants		Full owners and managers	Part owners	Tenants	Full owners and managers	Part owners	Tenants
	Percent	Percent	Percent	Percent	Percent	Percent		Percent	Percent	Percent	Percent	Percent	Percent
Total, 20 States.....	60.6	22.8	16.6	41.1	38.6	20.4	Arkansas.....	27.7	29.1	43.1	25.2	37.1	37.7
California.....	71.5	17.2	11.3	43.8	40.9	15.3	Washington.....	73.8	17.4	8.9	52.0	34.2	13.9
Texas.....	38.7	32.3	29.0	26.8	41.4	31.7	Louisiana.....	39.9	29.9	30.3	17.3	47.9	34.8
Idaho.....	62.7	18.8	18.6	50.0	29.2	20.8	New Mexico.....	68.1	20.8	11.1	45.0	34.5	20.5
Colorado.....	56.4	19.6	24.0	44.5	29.7	25.8	Nevada.....	76.9	15.9	7.3	72.3	23.3	4.4
Montana.....	52.3	34.0	13.7	41.2	47.0	11.8	Florida.....	74.8	16.5	8.7	69.4	24.0	6.6
Oregon.....	69.9	21.0	9.2	54.4	35.7	9.9	Kansas.....	26.7	50.2	23.0	15.5	56.4	28.1
Wyoming.....	50.5	31.3	18.2	42.7	44.0	13.3	Oklahoma.....	37.7	40.0	22.4	28.0	47.0	25.1
Nebraska.....	29.1	30.3	40.7	23.6	33.9	42.5	South Dakota.....	40.2	43.0	16.8	33.9	46.8	19.2
Arizona.....	64.3	23.3	12.3	43.8	41.9	14.2	North Dakota.....	55.7	36.5	7.8	44.2	50.1	5.7
Utah.....	67.5	27.4	6.1	54.2	40.5	6.2							

NUMBER OF FAMILY WORKERS (INCLUDING OPERATOR) AND HIRED WORKERS PER FARM REPORTING,
COMMERCIAL FARMS, BY TENURE OF OPERATOR, UNITED STATES AND REGIONS: 1954



54C-146

Figure 35.

FARM LABOR

Changes in the use of farm labor.—Labor, measured in terms of total value of production, remains the most important factor in agricultural production. However, the general trend in the pattern of production has been a substitution of capital for labor. Mechanization and other features of the production process bringing about a capital-labor substitution have been important in reducing the total man-hours of work on farms by one-fourth since World War II and about 15 percent since 1947-49. Most of this reduction of labor has come about in crop production.

The total amount of labor used for farm work, as estimated by the United States Department of Agriculture, has declined from 22,547 million man-hours in 1910 to 14,642 million man-hours in 1954. While these reductions in labor were taking place, substantial increases were being made in total agricultural production. The result is that the index of output per man-hour (base 1947-49=100) has increased from 46 in 1910 and 112 in 1950, to 126 in 1954.

Estimates by the United States Department of Agriculture indicate that in 1954 there was an annual average of 8,451,000 persons employed on farms, of which 6,521,000 were hired workers. These estimates show that the number of persons employed in agriculture has declined since the end of World War I.

The index of farm employment (base 1910-14=100) had declined from 69 in 1950 to 62 in 1954. More of the drop in the farm

TABLE 5.—NUMBER OF FAMILY (INCLUDING OPERATOR) AND HIRED WORKERS PER FARM REPORTING,¹ COMMERCIAL FARMS, BY TENURE OF OPERATOR, UNITED STATES AND REGIONS: 1954

[Data are based on reports for only a sample of farms]

Area and type of worker	All farms	Full owners	Part owners	Managers	Tenants
United States:	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>
Family workers.....	1.7	1.6	1.8	1.3	1.8
Hired workers.....	3.8	3.2	4.0	12.2	3.9
Northeast:					
Family workers.....	1.7	1.7	1.8	1.4	1.6
Hired workers.....	3.6	3.4	3.6	14.7	2.7
North Central:					
Family workers.....	1.7	1.7	1.8	1.3	1.6
Hired workers.....	2.0	2.0	2.1	6.0	1.8
South:					
Family workers.....	1.8	1.6	1.8	1.3	2.0
Hired workers.....	4.8	3.6	5.3	12.0	5.4
West:					
Family workers.....	1.6	1.6	1.7	1.2	1.8
Hired workers.....	5.5	4.5	5.9	17.5	5.6

¹ For specified dates: September 26-October 3 for 33 States and October 24-30 for 15 States.

EXPENDITURE FOR HIRED LABOR PER COMMERCIAL FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1954

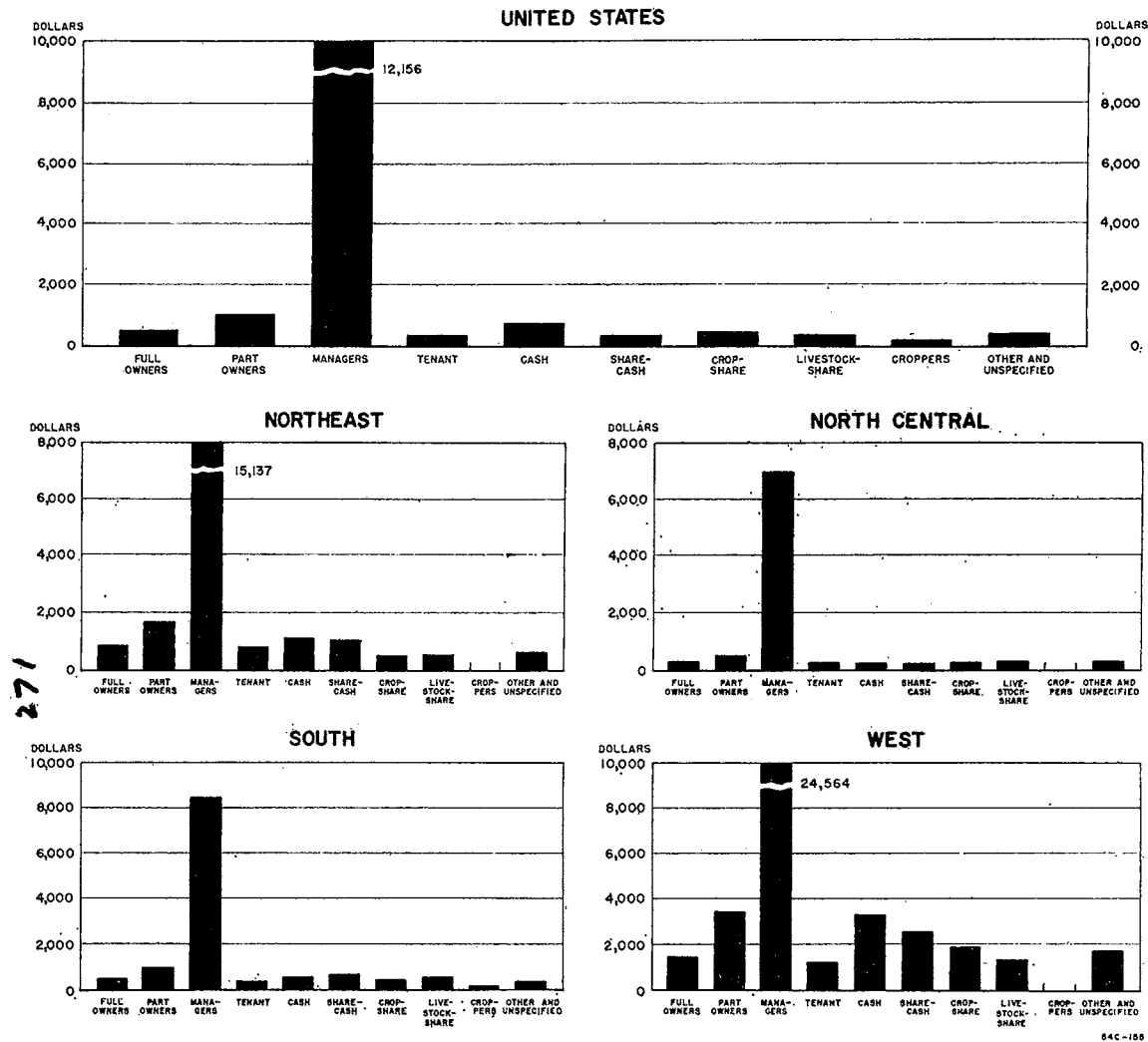


Figure 36.

employment index in this period appears to be due to the 700,000 decrease in number of family workers than to the 160,000 decrease in number of hired workers. The index of family workers decreased from 71 in 1950, to 64 in 1954, while the index of hired workers decreased from 61 to 57.

Labor as a factor of production.—Labor has certain characteristics distinguishing it from land and capital that are important to farm tenure. Most, and frequently all, of the labor is contributed by the farm operator in all major types of tenure with the exception of manager-operated farms. Even on manager-operated farms the operator generally makes substantial contributions of labor himself in addition to exercising control of the hired labor. This means that, although ownership and control of land and capital may vary by tenure type, the labor input is regulated primarily by the operator in all tenures. Another important characteristic of labor, in its relation to tenure, is that labor services must be used as they become available—they cannot be stored up. The availability of labor during critical periods may be an important element, for example, in setting the terms of a leasing agreement. Another important characteristic of the labor factor is that, since it is attached directly to a person, its mobility and use are partly affected by nonmonetary work preferences, habits, and other values of the individual. Therefore, a farm tenure arrangement usually reflects more than the monetary interests of the parties involved.

The quantity of labor which the operator combines with other factors of production depends upon the amount of the expected reward and the probability of receipt of the reward. Tenure may affect either. A leasing arrangement, for example, may divide the return to several enterprises, each on a different basis. Under such conditions the tenant will tend to devote his labor to those enterprises that yield him the greatest return, neglecting the enterprises favoring the landlord. Uncertainty of the length of tenure may cause tenants to favor the use of their labor for enterprises that yield immediate return. The tenure of owner-operators includes responsibility for mortgages, taxes, and government payments, and these conditions may affect the way in which labor is used. Large debt or tax commitments will tend to cause operators, who wish to protect their equity in the farm, to shift their labor into more certain crops even though their long-run average return may be lower.

The tenure of the operator also appears to be related to the kind of labor (family or hired) used on the farm. Part of this may be due to the different sizes of units, variations in type of farm, and the financial condition associated with different tenures.

Farm workers by tenure of farm operators.—The same major tenure categories of farms that have relatively large acreages also have large numbers of farm workers. In 1954, the average

(Continued on page 189)

PERCENT OF FARMS REPORTING TRACTORS (OTHER THAN GARDEN). BY TENURE OF OPERATOR. COMMERCIAL FARMS, UNITED STATES AND REGIONS: 1954 AND 1950.

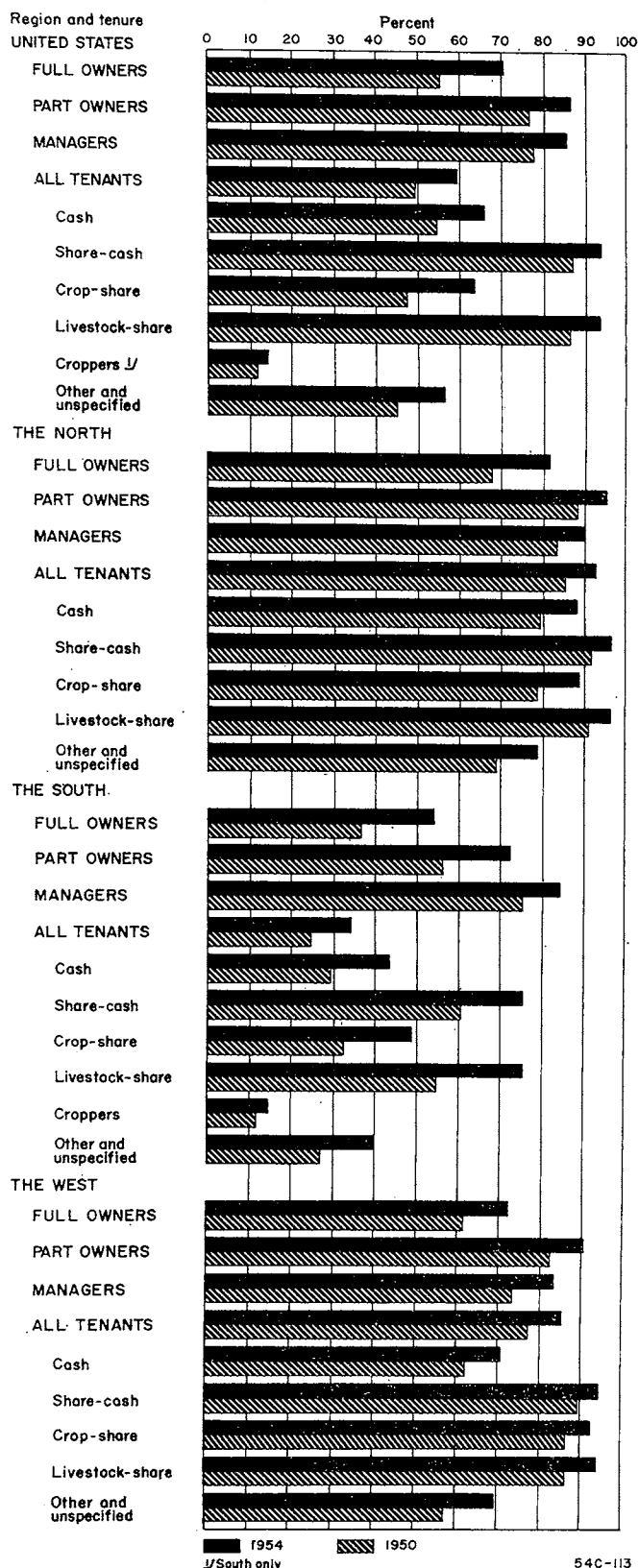


Figure 37.

EQUIPMENT AND FERTILIZER

A dominant characteristic of the recent changes in American agriculture is the rapid mechanization of commercial farms. There have been substantial increases in the number of tractors and also in the number of specialized machines such as pick-up balers, milking machines, and corn pickers. As farm numbers decrease and labor moves out of agriculture, greater farm production is being made possible partly from increased mechanization.

Increase in power.—One index of increased mechanical power applied to agricultural production is the number of tractors. The number of tractors on farms rose from 3,609,281 in 1950 to 4,692,341 in 1954. This 30.0 percent increase in numbers does not represent the only change in work capacity, however, for tractors have increased in horsepower and versatility. Tractor numbers now approximate the number of farms in the United States. Excluding the many small noncommercial units, the ratio of tractors to farms would be approximately $1\frac{1}{4}$ to 1. The geographic distribution of tractors, however, is not proportional to the number of farm units. (See figure 38.) The average number of tractors on commercial farms in the North Central Region, for example, is 1.6, whereas in the South the average is 0.8 per farm.

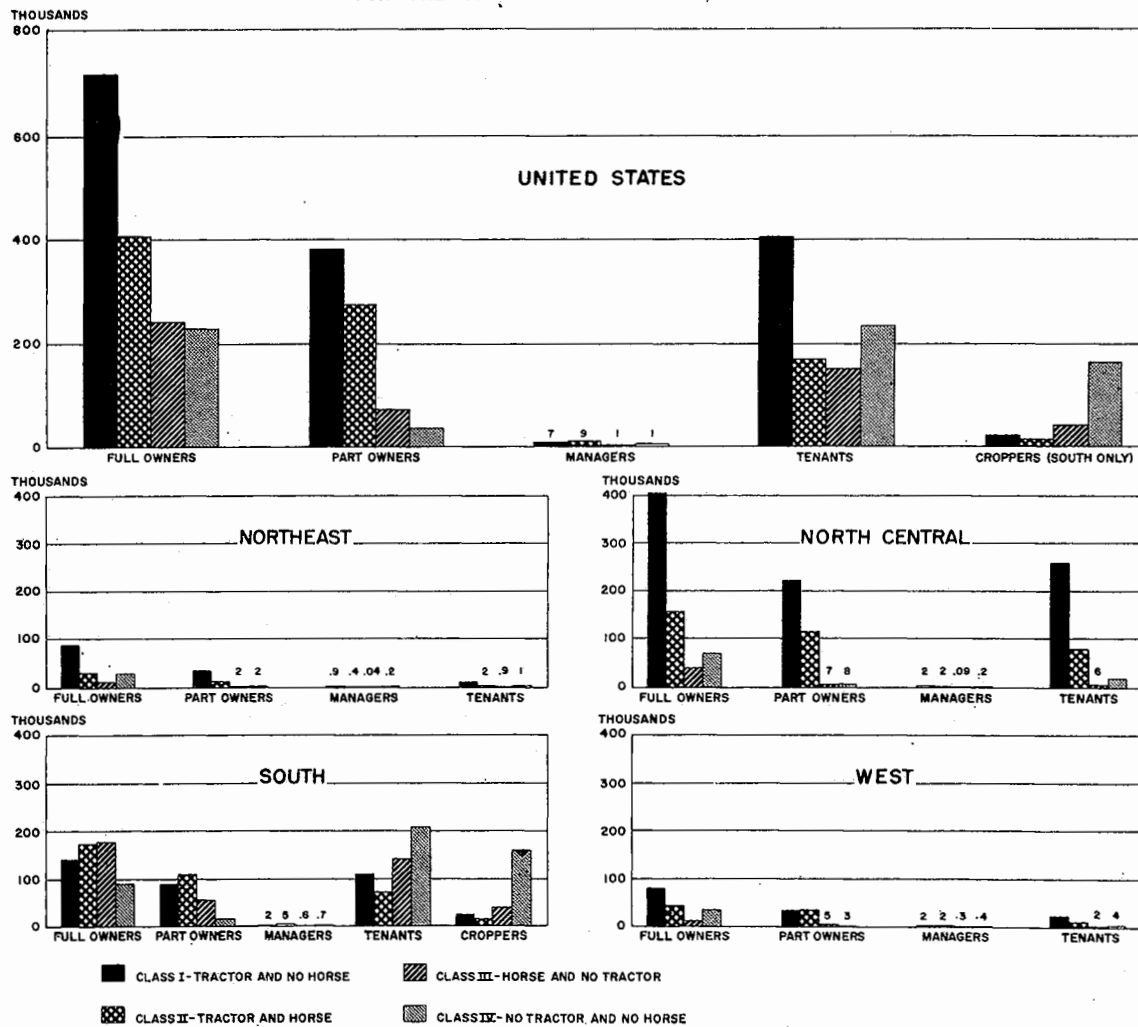
Work power and tenure.—Work power, as represented by the percent of farms reporting tractors (figure 37), is related differently by the form of tenure in different regions. In the North 92.6 percent of the commercial tenant farms and 81.6 percent of the commercial full-owner farms reported tractors (other than garden) in 1954. The percent of tenant farms in the West reporting tractors was 85.3, whereas 72.3 percent of the full-owner farms reported tractors. In the South, however, 34.3 percent of the tenants reported tractors compared with 53.9 percent reported by full owners. The low percent of tractors on southern tenant farms is perhaps partly a function of the relative difference in financial condition of northern and southern tenants. Many tenants in the North are tenants because they consider it is more profitable to invest in machinery and equipment rather than land, whereas a large proportion of tenants in the South do not have sufficient capital to invest in either equipment or land. This condition of relatively limited capital in the South may also account partially for the fact that between 1950 and 1954 the proportion of tenant commercial farms reporting tractors (other than garden) showed an increase of only 38.9 percent in this area, whereas full-owner farms reporting tractors increased 46.5 percent and part-owner farms reporting increased 28.8 percent. To a lesser extent, a similar pattern of increase was reported for the North and the West (figure 37).

Part-owner and manager farms, as may be expected by their tendency to be larger than tenant or owner-operated farms, reported the highest percentage of tractors in 1950 and 1954.

An important contribution to the increase of agricultural production was the substitution of petroleum for feed crops as a source of power. In general, the degree to which this transition has been effected is indicated in a comparison of farms with tractors and no horses or mules and farms with horses or mules and no tractor (figure 38).

Specialized machines.—The percent of farms reporting tractors is an indicator of the extensiveness of mechanization; whereas, the degree of intensity or thoroughness of mechanization may be inferred from the use of specialized machines. Figure 39 shows the percent of commercial farms using some specialized machines in comparison with the percent of farms reporting tractors.

NUMBER OF COMMERCIAL FARMS BY CLASS OF WORK POWER AND TENURE OF OPERATOR
FOR THE UNITED STATES AND REGIONS: 1954



54 C - 143

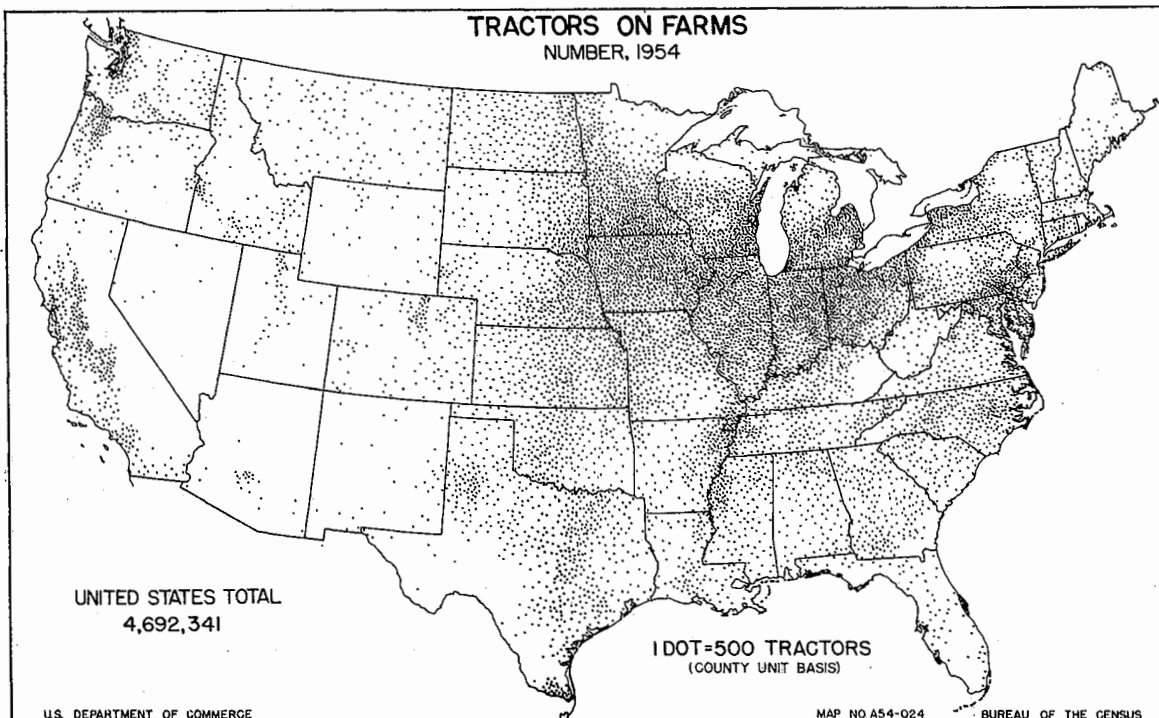
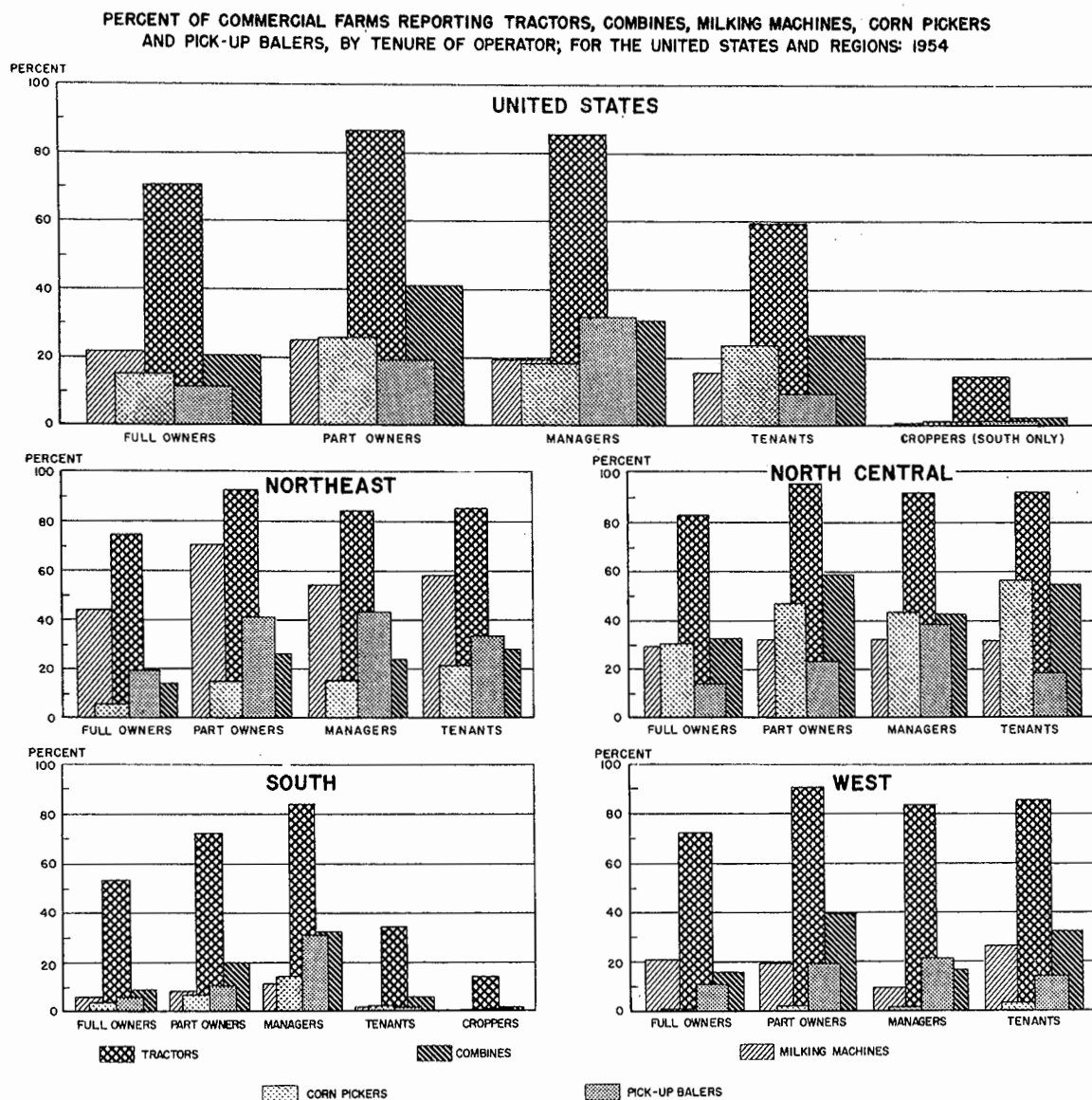


Figure 38.



54C-127

Figure 39.

In 1954, there were 923,709 farms that reported ownership of at least one combine; this represents an increase of 258,331 farms over the number that reported combines in 1950. The number of combines also has increased, rising from 713,633 in 1950 to 979,050 in 1954. The proportion of commercial part-owner farms reporting combines was double that of commercial full-owner farms and greater than that of tenants. Part of this differential may be due to the difference in farm size or kind of farm. Part of the differential also may be due to the superior capital position of part owners. As in the case of tractors, the change in number does not show all of the increased capacity or that, as more combines become self-propelled, they decrease the labor-operator requirements and free tractors for other purposes.

Milking machines were reported on 712,022 farms in 1954. This number of farms represents an increase of 11.9 percent over 1950.

The number of farms reporting corn pickers in 1954 was 676,088 and the number of corn pickers reported was 687,466. This represents an increase of 228,701 farms and 231,947 corn pickers since 1950. The percentage of both part-owner and tenant-operated farms reporting the use of corn pickers is higher than either full-owner or manager farms. This may be accounted for by the large size and high proportion of cropland in part-owner and

tenant farms in the principal corn-producing regions and so does not necessarily imply that tenancy is associated with higher mechanization.

In 1954, 442,872 farms reported balers and 427,279 of these farms were commercial farms. A higher proportion of manager-operated farms reported pick-up balers than any of the other tenures. The widest differentials were found in the South and North Central and were probably associated with greater emphasis on livestock enterprises on manager-operated farms. The number of farms reporting pick-up balers in 1950 was 191,658 and the

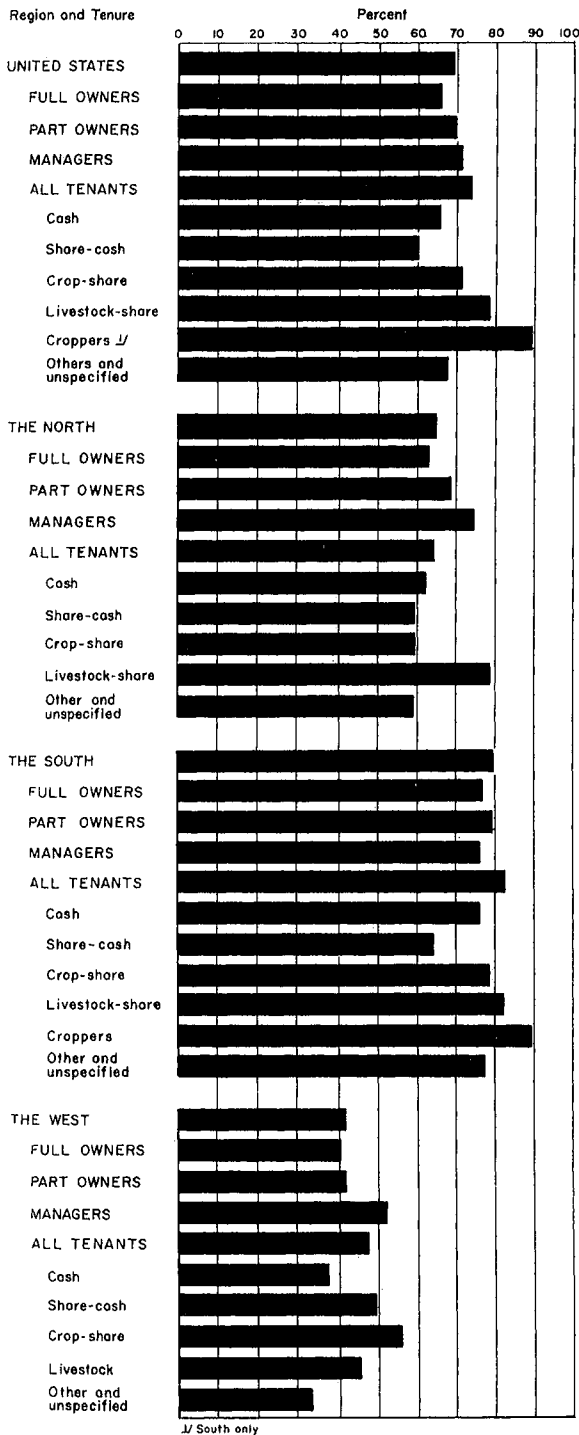
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TABLE 6.—PERCENT OF COMMERCIAL FARMS REPORTING SPECIFIED EQUIPMENT, BY TENURE OF OPERATOR, UNITED STATES, 1954

(Data are based on reports for only a sample of farms)

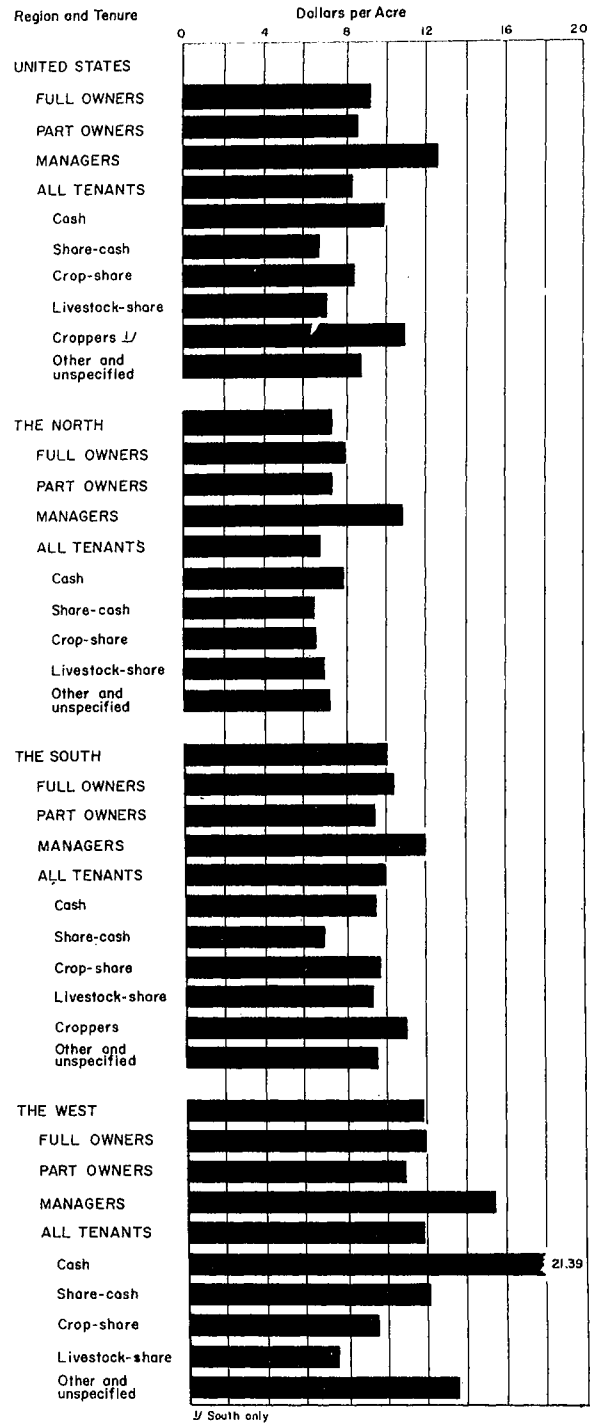
Equipment	Commercial farms reporting	Full owners	Part owners	Managers	Tenants
	Percent	Percent	Percent	Percent	Percent
Grain combine.....	26.9	20.5	40.9	30.8	26.6
Milking machine.....	20.6	21.6	25.1	19.8	15.6
Corn picker.....	19.9	15.0	25.9	18.4	23.5
Pick-up baler.....	12.8	11.3	19.5	31.9	9.7

PERCENT OF FARMS USING COMMERCIAL FERTILIZER,
BY TENURE, COMMERCIAL FARMS, UNITED STATES
AND REGIONS: 1954



54C-114

AVERAGE EXPENDITURE PER ACRE FOR COMMERCIAL FERTILIZER AND FERTILIZER MATERIAL, BY TENURE OF OPERATOR, COMMERCIAL FARMS, UNITED STATES AND REGIONS: 1954



54C-115

Figure 40.

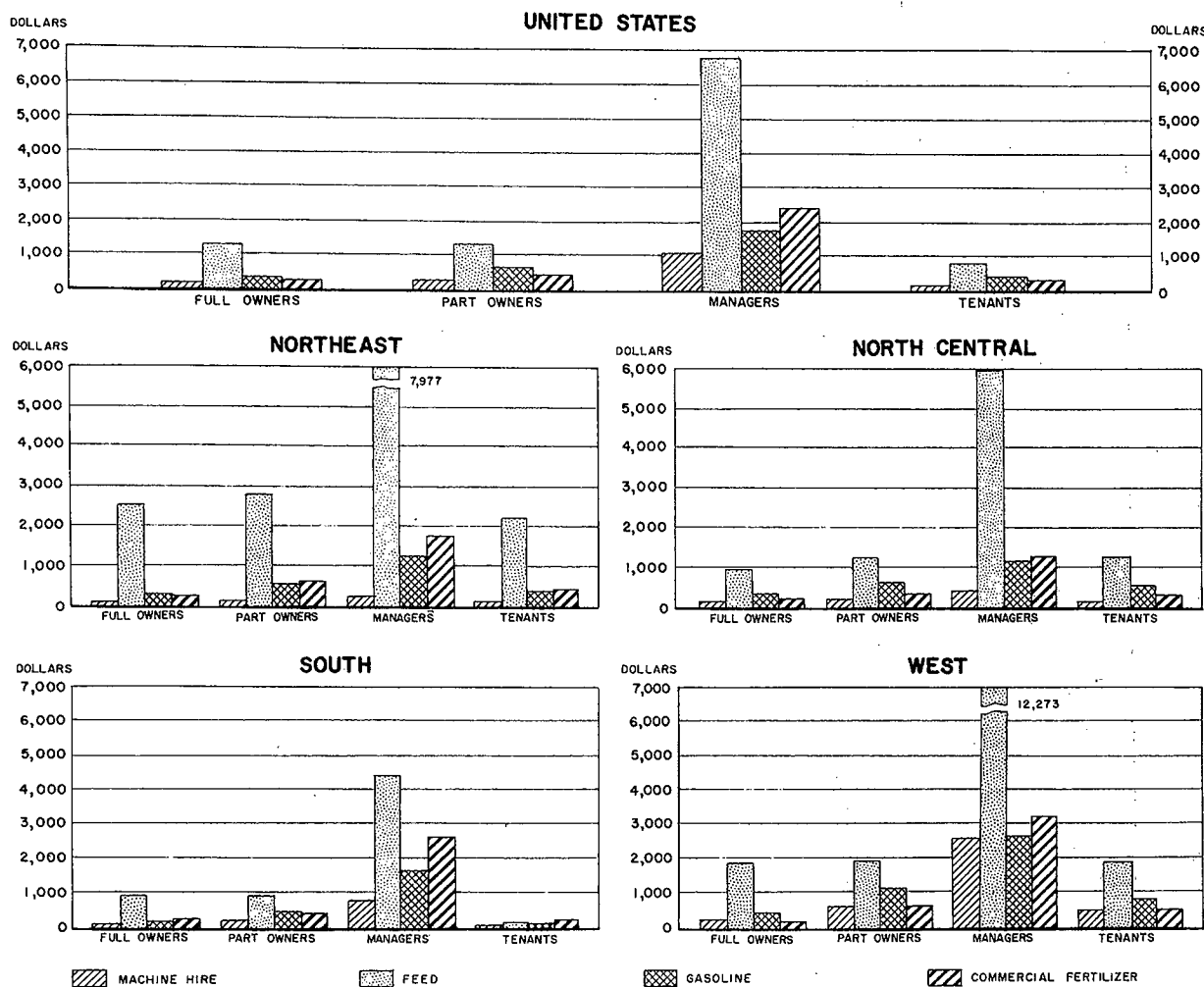
Fertilizer use and tenure.—The increased use of commercial fertilizer also helps to account for the growth of agricultural production. The use of commercial fertilizer has more than trebled in the period 1940-54. In the United States 17,811,999 tons of fertilizer were purchased in 1954 for use on commercial farms. For those farms reporting fertilizer, the rate of application was 307 pounds per acre. In all three major areas of the United States (figure 40), a higher proportion of tenant farms reported the use of fertilizer than full owners, while croppers showed the highest percentage of all farms. Differences between tenure groups, however, are slight and perhaps could be explained by the differences in type of farm. There are wider

differences between areas than between tenure categories.

Leasing arrangements, to the extent that they dissociate costs and returns, may affect resource combinations. A tenant or landlord who bears the full cost of fertilizer and receives only a share of the increased productivity, will tend to apply less fertilizer, than if the costs were also shared per acre. In 1954, commercial cash tenants spent an average of \$9.97 per acre for commercial fertilizer and crop-share tenants spent \$8.39 per acre. To a certain extent the larger expenditure by cash tenants may be because, in the short run, the cash tenant receives all of the return resulting from increased production.

(Continued on page 190)

AVERAGE EXPENDITURE PER COMMERCIAL FARM FOR SPECIFIED COST ITEMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1954



84 C-149

Figure 41.

SPECIFIED FARM EXPENDITURES

Changes in costs.—As farms continue to increase in size and total agricultural production continues to increase, expenditures become more important to the individual farm and to the agricultural industry. In addition to the general increases in costs attendant to increased production, there have been shifts in combination of production factors which have changed the composition of farm costs. Many of these changes in farm expenditures have been accompanied by adjustments in tenure arrangements or even in the form of tenure.

One important shift in the production pattern influencing the structure of costs has been the substitution of working capital for labor. In general, there has been an increase of capital and a decrease of labor, in physical terms, per acre of farmland. For example, machine hire on commercial farms increased from \$579 million in 1949 to \$603 million in 1954 and expenditures for gasoline and petroleum increased from \$1,091 million in 1949 to \$1,312 million in 1954, while hired labor costs decreased from \$2,336 million in 1949 to \$2,216 million in 1954.

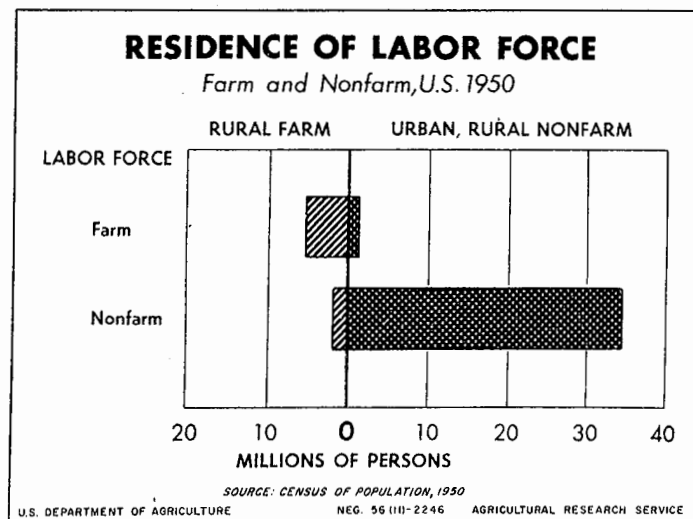
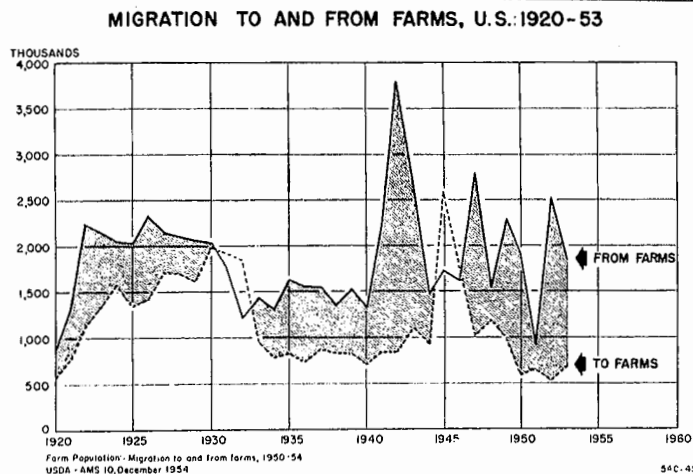
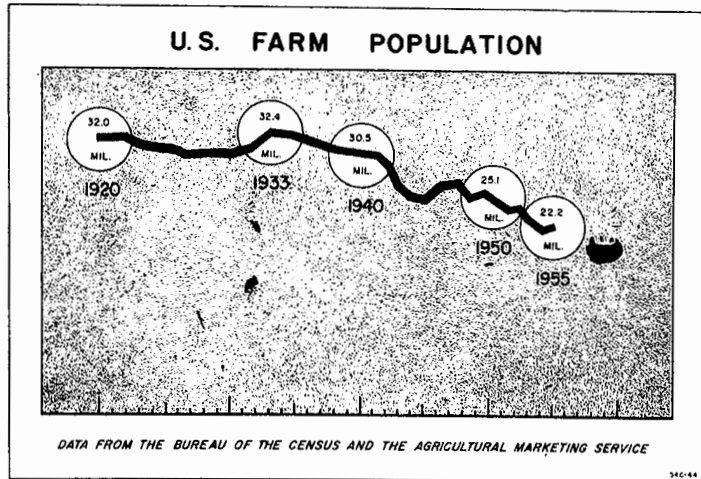
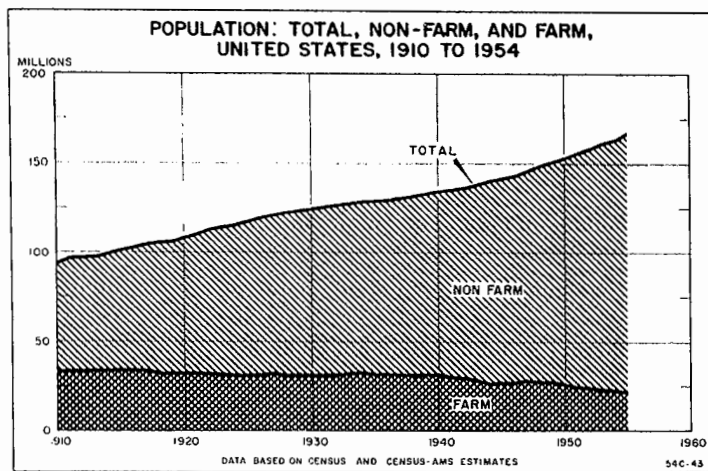
Both the form of tenure and the conditions of a particular tenure arrangement may be affected by the type and level of farm expenditures. Owner-operatorship might be the most efficient tenure form if, for example, relatively large expenditures are required from the operator for repair of fences, buildings, or

(Continued on page 190)

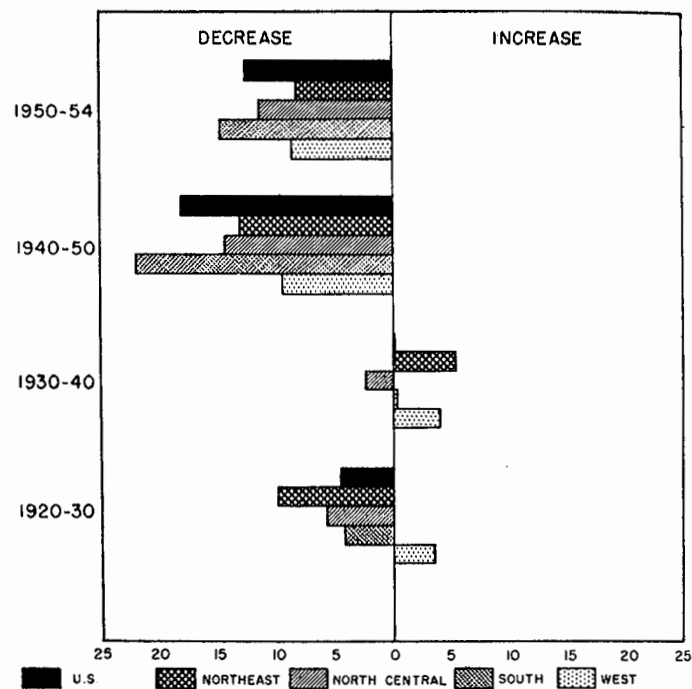
TABLE 7.—AVERAGE EXPENDITURE PER COMMERCIAL FARM REPORTING SPECIFIED COST ITEMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1954

[Data are based on reports for only a sample of farms]

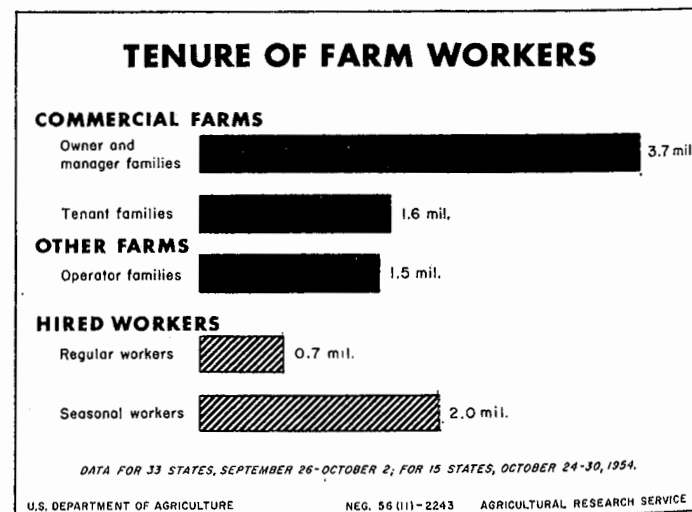
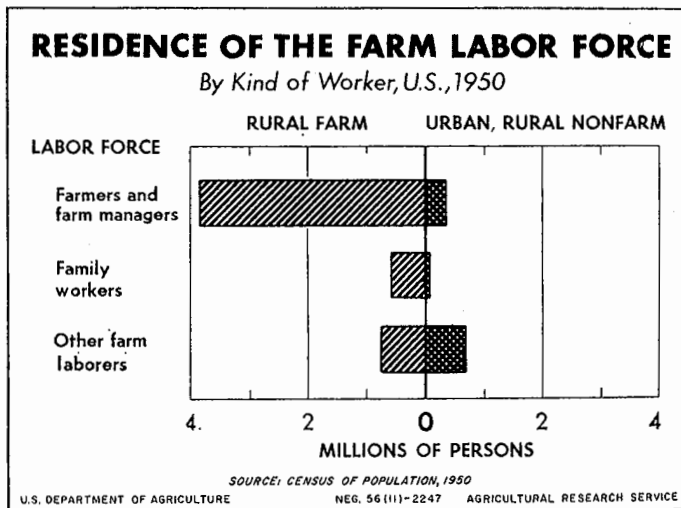
Specified expenditure and area	All commercial farms	Full owners	Part owners	Managers	Tenants
	Dollars	Dollars	Dollars	Dollars	Dollars
Machine hire:					
United States.....	291	244	391	2,055	258
Northeast.....	218	198	254	501	253
North Central.....	246	213	289	744	258
South.....	259	226	383	1,570	210
West.....	764	502	1,059	5,301	868
Feed:					
United States.....	1,444	1,482	1,550	9,256	1,092
Northeast.....	3,059	3,018	3,138	10,044	2,576
North Central.....	1,291	1,127	1,387	7,277	1,438
South.....	981	1,158	1,156	5,895	410
West.....	2,950	2,785	2,652	21,598	2,864
Gasoline and other petroleum products:					
United States.....	492	380	686	1,899	472
Northeast.....	432	359	607	1,373	448
North Central.....	511	384	664	1,254	571
South.....	395	331	580	1,862	303
West.....	778	513	1,149	2,895	862
Commercial fertilizer:					
United States.....	446	363	633	3,360	379
Northeast.....	525	414	733	2,078	589
North Central.....	430	331	536	1,703	488
South.....	389	358	582	3,475	283
West.....	971	516	1,518	6,205	1,116



PERCENTAGE CHANGE IN THE FARM POPULATION, SELECTED PERIODS, UNITED STATES AND REGIONS, 1920-54



54C-48



PEOPLE

The implications of farm tenure extend through the entire framework of human relationships associated with the use of farm land. Tenure deals with the rights, privileges, and responsibilities of all persons participating in agricultural production, and in the allocation of the returns to the participants. It is also concerned with the alternative economic and social considerations which influence the participants in their tenure relations. Farm tenure, in its broad sense, is the social structure under which our agricultural resources are utilized. This section of this report deals with farm tenure in its relation to farm people.

FARM POPULATION

The tenure of the farm population is only partially reflected by the tenure under which farms are operated. In addition to farm operators and their families, the farm population includes some farm laborers and other families who live on farms but do not operate them. A few farm operators, on the other hand, do not live on farms. Also, the livelihood of many farm families is only partially or secondarily dependent on agriculture.

The farm population increased along with total population until about World War I, reaching a peak of 32,530,000 persons in 1916, according to estimates of the Bureau of the Census. At that time, there was about one person on farms for each two persons in the nonfarm population. Since 1916, the trend in the number of persons on farms has been generally downward with only 21,890,000 on farms in 1954, or approximately 1 person on farms for each 6 not on farms.

Migration, both from and to farms, has been large with an average from 1920 to 1954 of about one person in each 16 of the farm population each year moving from farm to nonfarm, and one in 25 moving from nonfarm to farm, according to estimates of the Agricultural Marketing Service of the United States Department of Agriculture. The net migration from farms has exceeded the natural increase (excess of births over deaths) by approximately 300,000 persons per year.

This physical movement of persons from and to farms accompanied an even larger movement between farm and nonfarm employment. Many farm persons who take nonfarm jobs do not move away from the farm, and many who move to the farm do not give up their nonfarm employment.

Tenure of the farm population.—In considering tenure of the farm population, we must take into account the large proportion of the farm population primarily and secondarily dependent on nonfarm employment or income. For many farm residents, the farm serves principally as a place of residence rather than a means of livelihood.

The tenure of the farm population is reflected in the tenure of the work force represented in the farm population. According to the 1950 Census of Population, 6,933,405 of those persons classified by residence as rural farm were in the labor force on April 1, 1950. Of these 5,174,657, or 74.6 percent, were in the farm labor force and 1,758,748 were in the nonfarm labor force. An additional 1,056,064 persons in the farm labor force were urban or rural nonfarm residents.

Of the 5,174,657 persons in the farm-labor force residing on rural farms, 3,853,895 were classed as farmers and farm managers; 554,549, as unpaid family workers; and 766,713, other

farm workers and foremen. These other farm workers and foremen were made up almost entirely of hired farm workers. These rural farm residents in the farm-labor force represented 82.8 percent of the total farm-labor force on April 1, 1956.

Rural farm residents, however, do not account for the entire farm-labor force. Urban residents accounted for 117,238 of the farmers and farm managers classified in the 1950 Census of Population and rural nonfarm residents accounted for an additional 232,550 farmers and farm managers. These farmers and farm managers, who were nonfarm residents, accounted for 8.3 percent of the total. A slightly smaller proportion (7.5 percent) of the family workers on farms were nonfarm residents. Nearly half (47.1 percent) of the hired farm workers were nonfarm residents.

The tenure situation of farm people is also reflected by the tenure of farm workers as reported in the 1954 Census of Agriculture. In 1954, there were 9,597,343 persons reported as working on farms during specified week (September 26–October 2 for 33 States and October 24–30 for 15 States). Of these workers, 4,142,352 were farm operators, 2,725,341 were unpaid family workers, and 2,729,650 were hired workers. If the family is considered as a unit, a farm operator and unpaid members of his family may be grouped. Thus, we can consider both farm operators and unpaid members of their families on the basis of the tenure of the farm operator. A further classification is provided by the segregation of farms other than commercial. These other, or noncommercial farms, account to a large extent for those farms which serve primarily as a place of residence.

Of the 9,597,343 farm workers reported in the 1954 Census, 3,685,341 were farm owners or managers of commercial farms and unpaid members of their families; 1,637,446 were tenant farm operators of commercial farms and unpaid members of their families; 1,544,906 were operators of noncommercial farms and members of their families; and 2,729,650 were hired farm workers. Of the hired workers, however, about *one-fourth* (25.3 percent) were regular workers employed 150 or more days during the year and *three-fourths* (74.7 percent) were seasonal workers. The specified week was a period of near peak employment in many areas. Of the 1,544,906 unpaid family workers (including operators) on noncommercial farms, most were owner-operators and members of owner-operator families. Probably little more than one in eight were tenant operators and members of tenant-operator families.

The number of farm owners has remained relatively unchanged since 1910 (*see* Number of Farms by Tenure in section I) except about 1930 when substantial numbers of owners were unable to maintain an equity in their farms, and in 1954 when, due primarily to consolidation of farms into larger operating units, there was a sharp drop in the total number of farms. The number of tenants increased from 1910 until 1935, then declined. In 1954, there were only 40.8 percent as many tenants as in 1935. The proportion of tenancy declined from 42.4 percent in 1935 to 24.4 percent in 1954. According to estimates of the Agricultural Marketing Service, United States Department of Agriculture, the annual average number of hired farm workers remained relatively constant from 1910 to 1929, at about 3.4 million persons and at 25 percent of the average number of all farm workers. (*See* Farm Labor in section II.) Since 1929, the average number of hired farm workers has declined, with an average of 1.9 million hired farm workers in 1954 representing 22.8 percent of the average number of all farm workers in 1954.

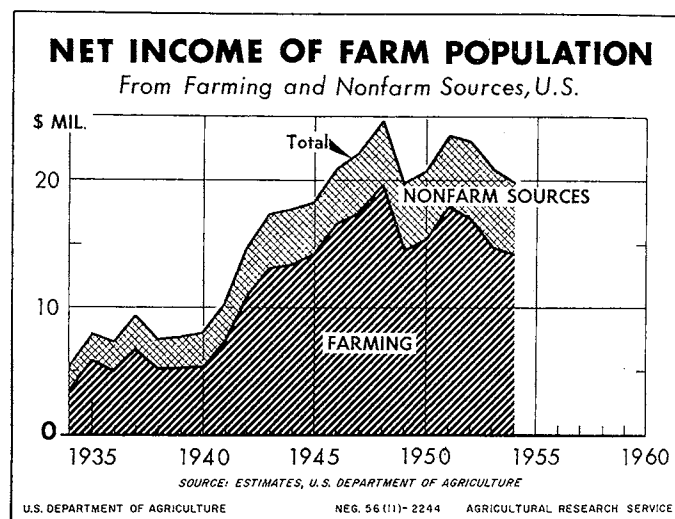
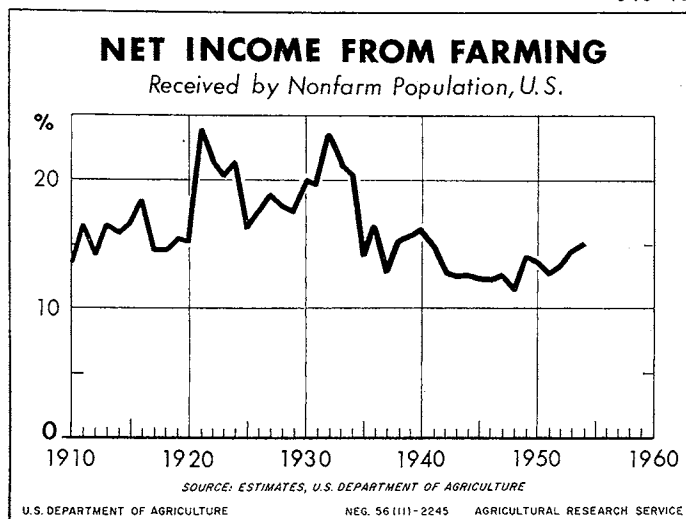
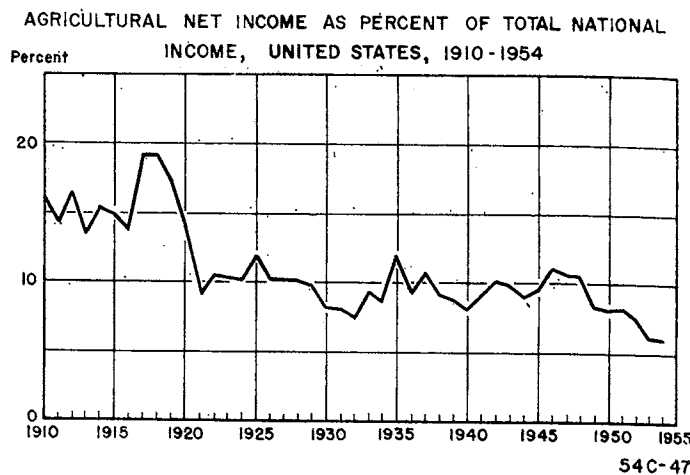
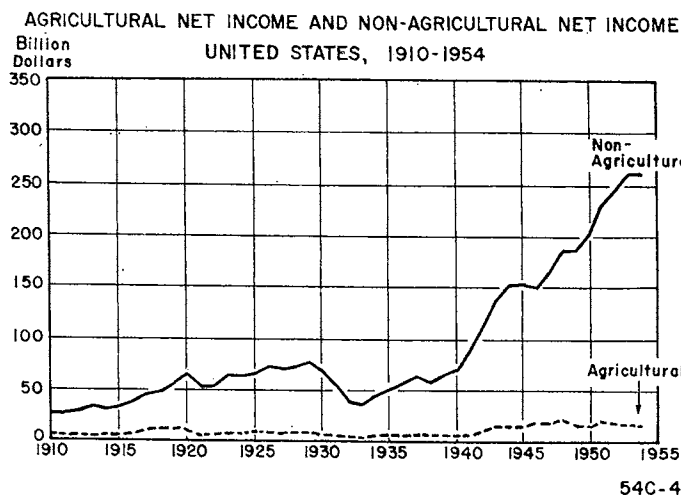


Figure 43.

FARM INCOME AND TENURE

The 1954 net income originating from agriculture was more than three times that of 1910 according to estimates of the Agricultural Marketing Service of the United States Department of Agriculture. The number of persons employed in agriculture in 1954, on the other hand, was less than two-thirds the 1910 farm employment.

This agricultural net income includes more than the net income of farm operators from farming. It also includes wages for farm labor, net farm rents, and interest on farm-mortgage debt. Most, but not all, of the total agricultural net income of farm operators from farming goes to farm residents. But nearly one-half of farm wages, about two-thirds of the net farm rents, and practically all of the interest on farm-mortgage debts goes to nonfarm residents. In 1954, 15.1 percent of the total agricultural net income went to nonfarm residents.

The income of farm residents, on the other hand, is not limited to income from agriculture. Many persons living on farms receive income from nonfarm sources. In 1954, according to estimates of the Agricultural Marketing Service of the United States Department of Agriculture, 28.5 percent of the net income of the farm population was from nonfarm sources.

Tenure arrangements, in respect to rights in the use of farm lands and in the division of income from land, are influenced by the whole economy, nonfarm as well as farm. For example, farm tenants who receive much of their income from nonfarm sources may rent the farm primarily as a place to live rather than as a source of livelihood. In bargaining for the use of the farm, its value as a residence may be preeminent in the consideration of the would-be tenant. The landlord may consider

its rent potential from agricultural use as well as residential use. The agricultural possibilities of many of these places, however, are very limited resulting in paramount consideration being given to their residential potential by both tenants and landlords.

Distribution of farm income by tenure.—In the 1954 Census of Agriculture, 69.6 percent of the farms were classed as commercial. The remaining 30.4 percent, consisting principally of part-time and residential farms, account for a high proportion of the farm population dependent primarily on income from nonfarm sources. The tenure of these noncommercial farms is determined in large part by considerations other than the farm as a business enterprise. For the most part, they are owner-operated with only 13.0 percent tenancy as compared with 28.8 percent tenancy for commercial farms. A high proportion of the tenants on these noncommercial farms pay cash rent or payments other than share of crops or livestock.

For commercial farms, the tenure distributions vary by income. In general, the higher the gross farm income the lower the percentage of farms in that income group operated by full owners. The opposite holds for part owners. The proportion of part-owner farms represented in the lower economic classes is low but this ratio increases with each higher economic class of farm. The proportion of farms operated by managers, also, increases with increases in the gross farm income. For tenants, the proportion of tenancy is lower for both the lowest and highest economic classes than for the intermediate classes. Of Class VI farms, the lowest economic class of commercial farms in respect to gross income, 63.6 percent were operated by full owners; 11.5 percent, by part owners; 0.1 percent, by managers; and 24.8 per-

(Continued on page 190)

PERCENT DISTRIBUTION OF COMMERCIAL FARMS IN EACH ECONOMIC CLASS,
BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1954

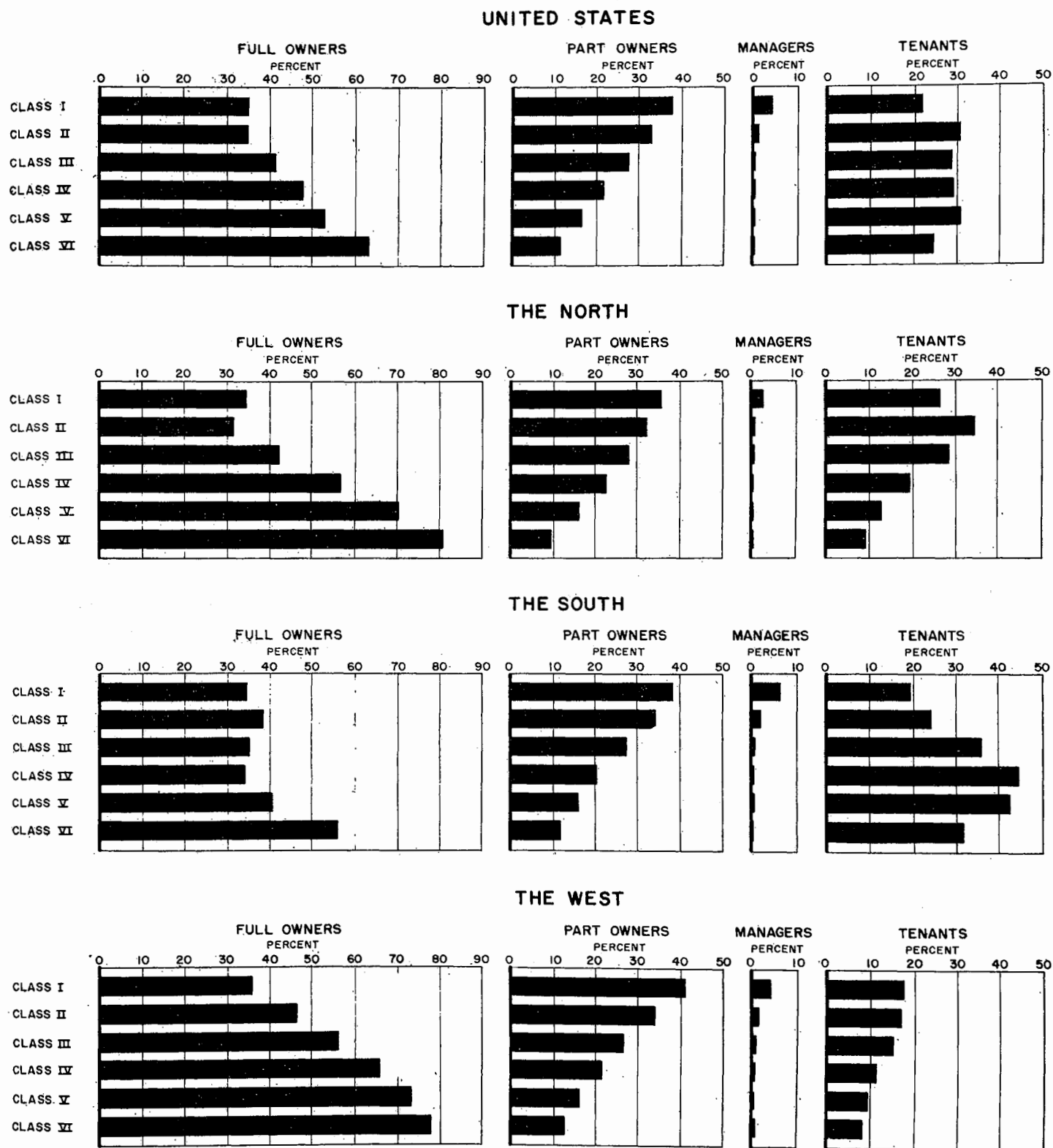
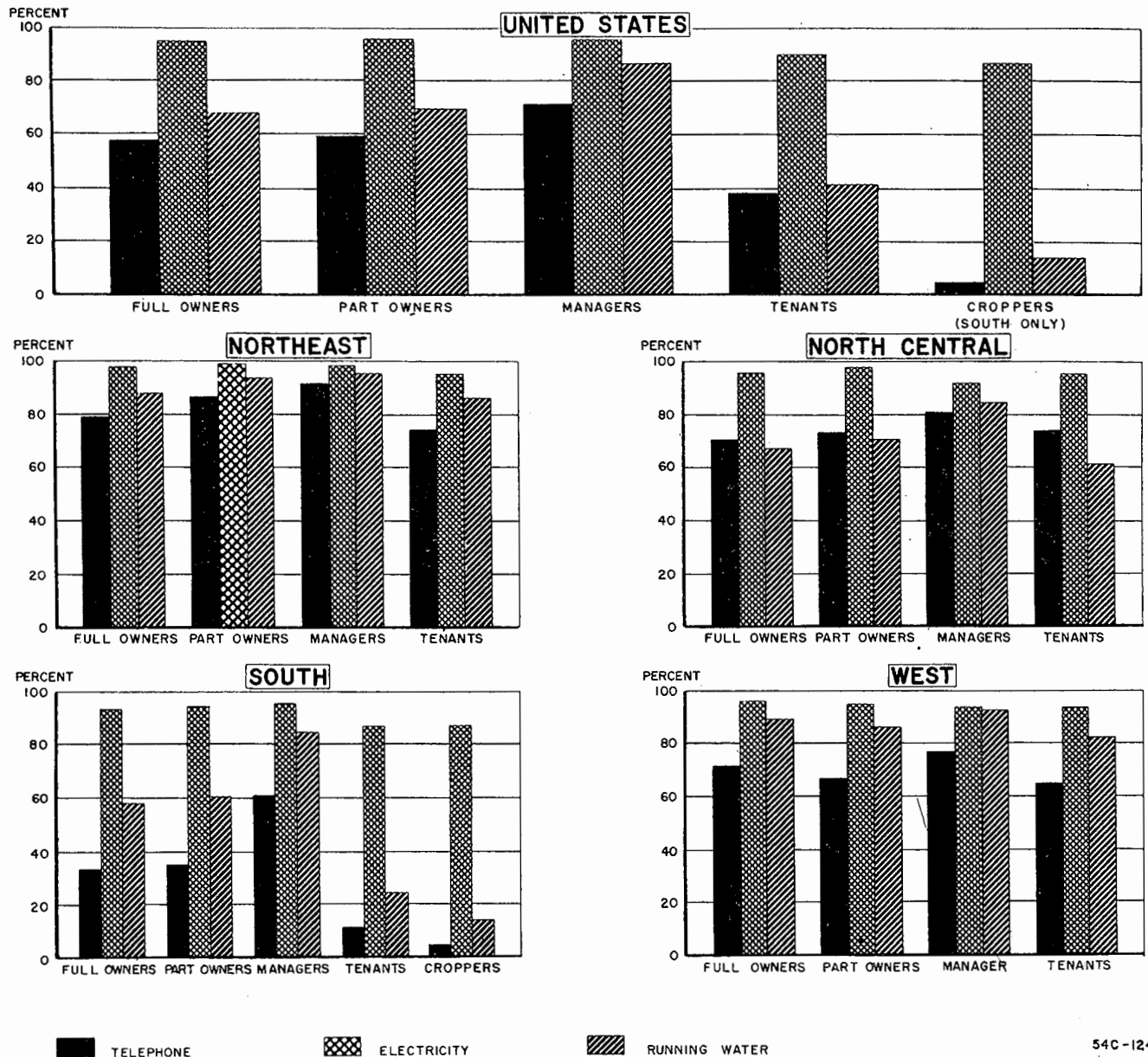


Figure 44.

PERCENT OF COMMERCIAL FARMS IN EACH TENURE GROUP REPORTING
A TELEPHONE, ELECTRICITY, AND RUNNING WATER, FOR THE
UNITED STATES AND REGIONS, 1954



54C-124

Figure 45.

Specified facilities on farms by tenure of operator.—Income in terms of the well-being of the population is reflected by the facilities in the dwelling. In the 1954 Census of Agriculture, electricity was reported on 93.0 percent of the farms, telephone on 48.8 percent, and running water on 58.8 percent. For commercial farms, the ratios were 93.8 percent reporting electricity, 52.5 percent telephone, and 60.8 percent running water, as compared with 91.2, 40.3, and 54.0 percent, respectively, for noncommercial farms.

The proportion of farms reporting each of these specified facilities was generally less for tenants than for owners. This difference was less pronounced for electricity than for telephone or running water, and less in the North and West than in the South. In the North and West, nearly as high a proportion of tenants as owners reported electricity. In the North Central region as high a proportion of tenants reported electricity as full owners. For this region, the proportion of tenants reporting telephones was higher than for either full owners or part owners.

In the South, the proportion of farms reporting each of these specified facilities was much less than for other regions and the difference between tenants and owners was more pronounced. The proportion of farms reporting telephone and running water, respectively, was much lower for tenants than for owners, and much lower for croppers than for other tenants. In the South, 4.3 percent of the croppers and 11.3 percent of all tenants on commercial farms reported telephone as compared with 33.4 percent of the full owners and 35.1 percent of the part owners. Running water was reported by 13.9 percent of the croppers and 24.1 percent of all tenants on commercial farms, as compared with 58.1 percent for full owners and 60.2 percent for part owners. The proportion of croppers reporting electricity was as high as that for tenants other than croppers, and the difference in the proportion of tenants reporting electricity and owners reporting electricity was much less than for either telephone or running water. The proportion of all tenants reporting electricity was 86.6 percent as compared with 93.1 percent for full owners and 94.5 percent for part owners.

(Continued on page 190)

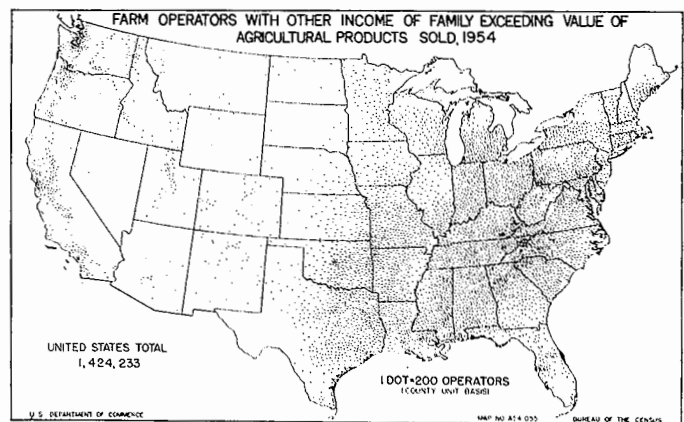
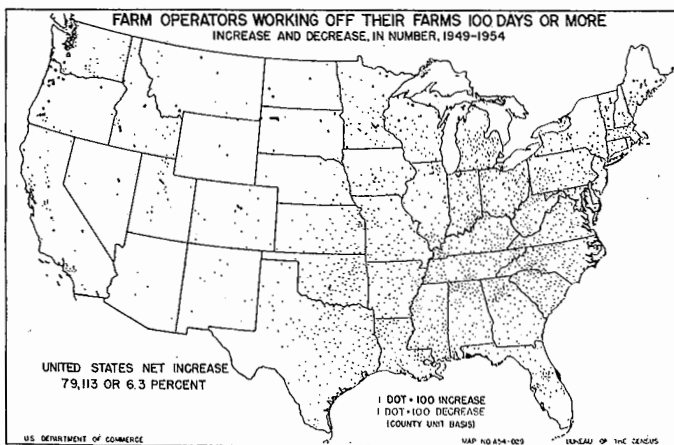
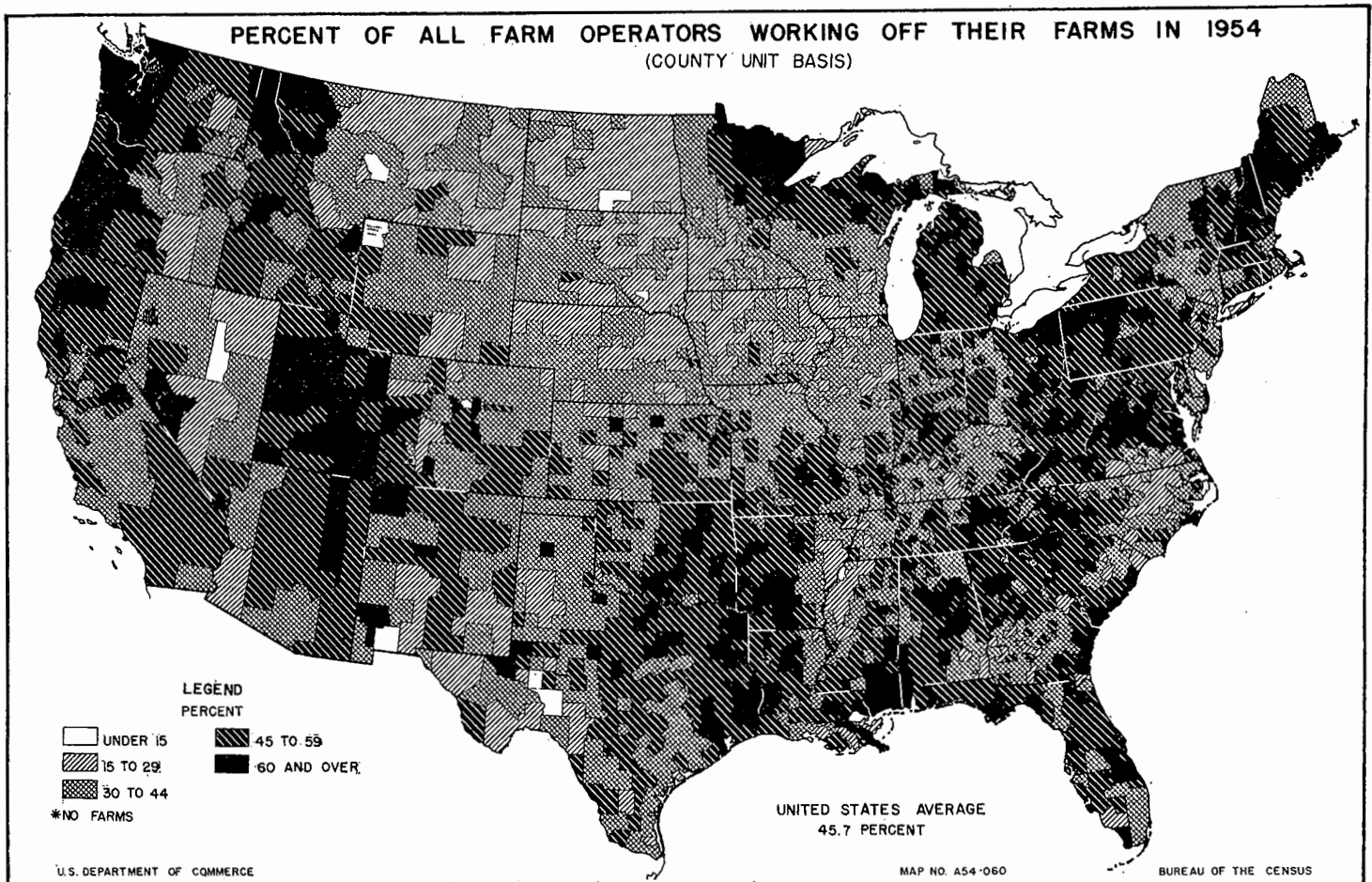


Figure 46.

OFF-FARM EMPLOYMENT AND PART-TIME FARMING

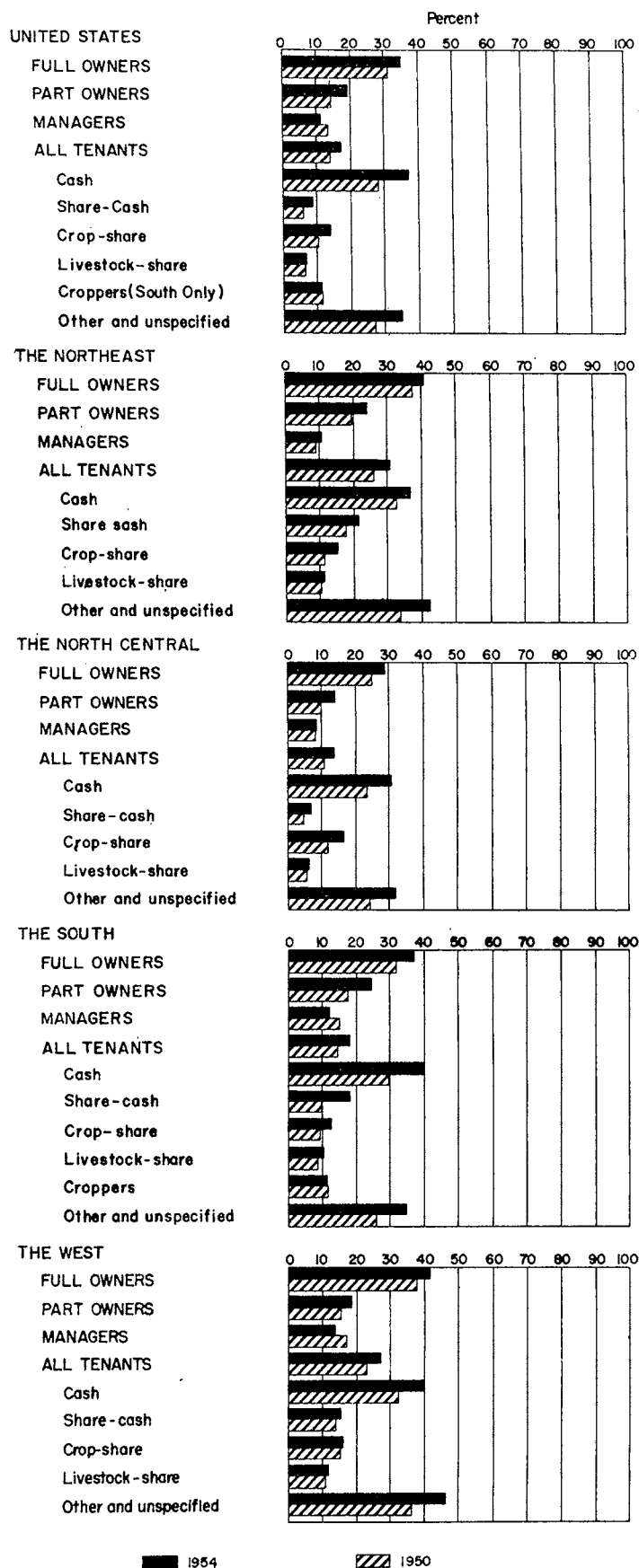
In the 1954 Census of Agriculture, 60.7 percent of the farm operators reported that they or some member of their family living with them received income from sources other than from the farm operated. Of all farm operators, 27.9 percent reported working off their farms 100 or more days during the year, and 29.8 percent reported other income of the family greater than value of farm products sold from the farm operated.

Considerations in the tenure arrangements of these farm operators, partially or primarily dependent on other employment

or other income, are quite different from those of operators wholly or primarily dependent on agriculture.

Farm operators with other employment and other income include: (1) Farmers who work at nonfarm jobs during slack seasons; (2) farmers who supplement their farming with part-time work off the farm; (3) persons, employed full time at nonfarm jobs, who live in rural areas convenient to their place of employment and have sufficient agricultural production to qualify as farms; and (4) persons, both farm and nonfarm, who retire on the land and augment their retirement income with some agricultural activity.

PERCENT OF FARM OPERATORS WORKING OFF THEIR FARMS 100 DAYS OR MORE, BY TENURE, FOR THE UNITED STATES AND REGIONS: 1954 AND 1950



Tenure and off-farm work.—Only *one-third* (32.5 percent) of the farms operated by persons working off their farms 100 or more days were classed as commercial farms in the 1954 Census. The farms of most operators working off their farms 100 or more days were primarily places of residence. The gross sales of farm products were generally small. The operators of only 13.0 percent of all commercial farms reported 100 or more days of off-farm work as compared with 61.8 percent for farms other than commercial.

A large majority of operators working off their farms 100 or more days were owner operators, mostly full owners. Full owners accounted for 72.3 percent of the total; part owners, 12.6 percent; tenants, 14.9 percent; and managers, 0.2 percent. The full owners working 100 or more days off their farms accounted for more than *one-third* (35.1 percent) of all owner operators. Part owners reporting 100 or more days of off-farm work comprised *one-fifth* (19.3 percent) of all part owners, and tenants who worked off their farms 100 or more days represented *one-sixth* (17.3 percent) of all tenants.

Among the tenant groups, cash tenants and other and unspecified tenants reported nonfarm work in about the same proportion as full owners. Possibly this higher proportion of cash and other tenants reporting off-farm work was due to the large number of persons with nonfarm jobs who were renting dwellings primarily. A smaller proportion of share-cash and share tenants reported off-farm work than cash or other and unspecified tenants. The percentage of livestock-share tenants reporting off-farm work was smaller than that for any other tenure group, with 7.1 percent reporting 100 or more days of work off the farm. This small percentage of livestock-share tenants working off their farms may have been due to the work requirements of their livestock enterprises.

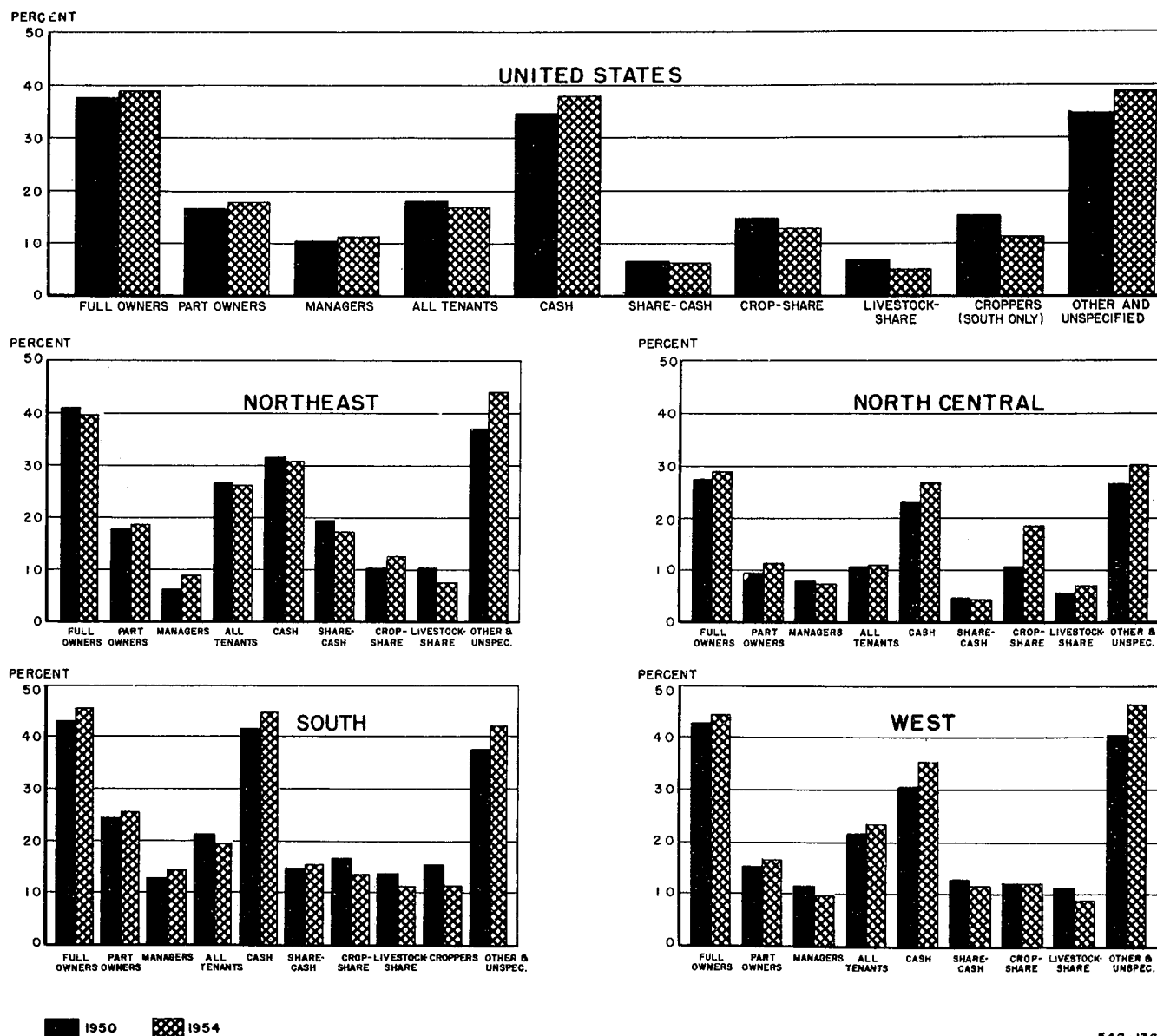
Other income.—The number of farm operators with other income greater than their gross income from the operation of their farms overlaps, to a considerable extent, the number of operators who work a considerable portion of the year at jobs off their farms. As might be expected, therefore, the distributions of the two groups are quite similar.

The proportion of farm operators reporting other income varied considerably among the tenure groups. Most of the operators reporting other income were full owners. Nearly *two-fifths* of all the full owners (39.0 percent) reported other income greater than the value of sales of products from the farm operated. These full owners accounted for nearly *three-fourths* of all full-owner operators (73.2 percent) of farms other than commercial farms and *one-seventh* of the full-owner operators (14.4 percent) of commercial farms.

The percentages of part owners and of tenants with other income exceeding sale of agricultural products were less than *one-half* that of full owners. There was considerable variation, however, among the tenant subclasses. The proportions of cash tenants and other and unspecified tenants with other income exceeding sales of products from the farm operated were similar to that of full owners. Very few livestock-share (4.9 percent) and share-cash tenants (6.1 percent) reported other income greater than sales of agricultural products. A somewhat higher proportion of crop-share tenants and croppers reported other income with 12.9 and 11.2 percent, respectively, reporting other income greater than sales of farm products.

Figure 47.

PERCENT OF FARM OPERATORS WITH OTHER INCOME OF FAMILY EXCEEDING THE VALUE OF FARM PRODUCTS SOLD, BY TENURE, FOR THE UNITED STATES AND REGIONS: 1950 AND 1954



54C-136

Figure 48.

**AVERAGE NUMBER OF YEARS ON PRESENT FARMS, BY
TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS:
1954 AND 1950**

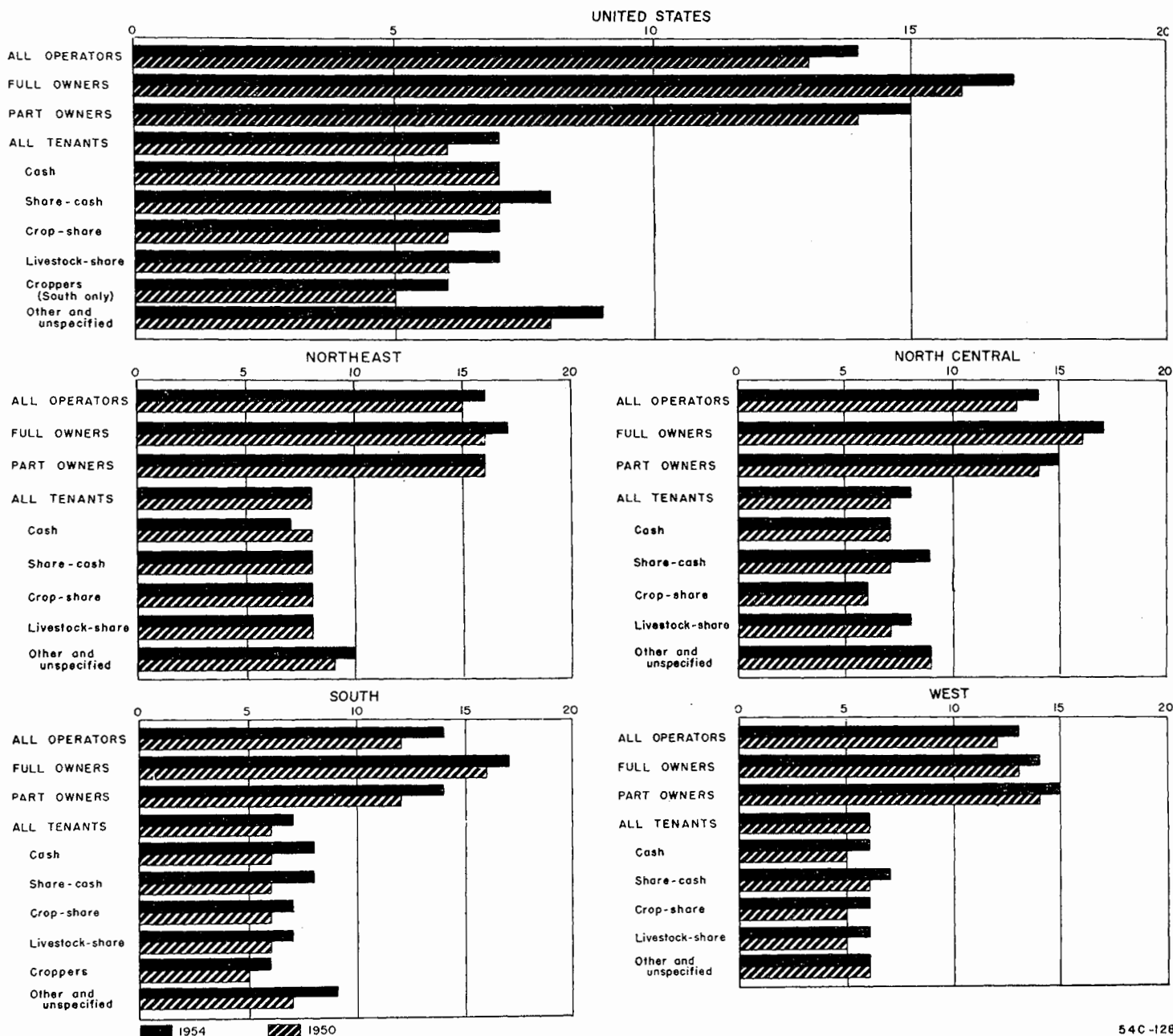


Figure 49.

54C-129

OCCUPANCY, MOBILITY, AND LENGTH OF TENURE

Average number of years on present farm.—Farm operators in the United States at the time of the 1954 Census had been on their farms an average of 14 years. At the 1950 and 1945 Censuses, farm operators had occupied their farms an average of 13 years, and at the 1940 Census 12 years. The average period of occupancy was slightly higher in the Northeast and North Central regions than in the South and West. Owner operators, on an average, had occupied their farms more than twice as long as tenants. In 1954, owner operators had occupied their present farms an average of 16 years as compared with 7 years for tenants.

Much of this difference may be explained by the differential in age of owners and tenants. In 1954, owners averaged 9.8 years

older than tenants. Among the younger farm operators, tenants outnumber owners; among the older operators, owners predominate. (See "Age and Residence of Farm Operators," this section.) Tracing each age group of farm operators through successive Censuses, for which tenure data are available by age of operator, shows that the proportion of tenancy has consistently decreased with increases in age. The percentage of tenancy in the higher age groups is small (9.3 percent for farm operators 65 years old and over in 1954). Most tenants move to the ranks of farm owners or cease to operate farms by the time they reach the higher age groups. For owners who were formerly tenants on the farm now occupied, years of occupancy of the present farm include their years of occupancy as tenant.

Generally, full owners had occupied their farms longer than part owners, although in the West part owners averaged slightly longer periods of occupancy than full owners. This longer period

PERCENT DISTRIBUTION OF FARM OPERATORS IN EACH TENURE, BY YEARS
ON PRESENT FARMS, FOR THE UNITED STATES AND REGIONS: 1954

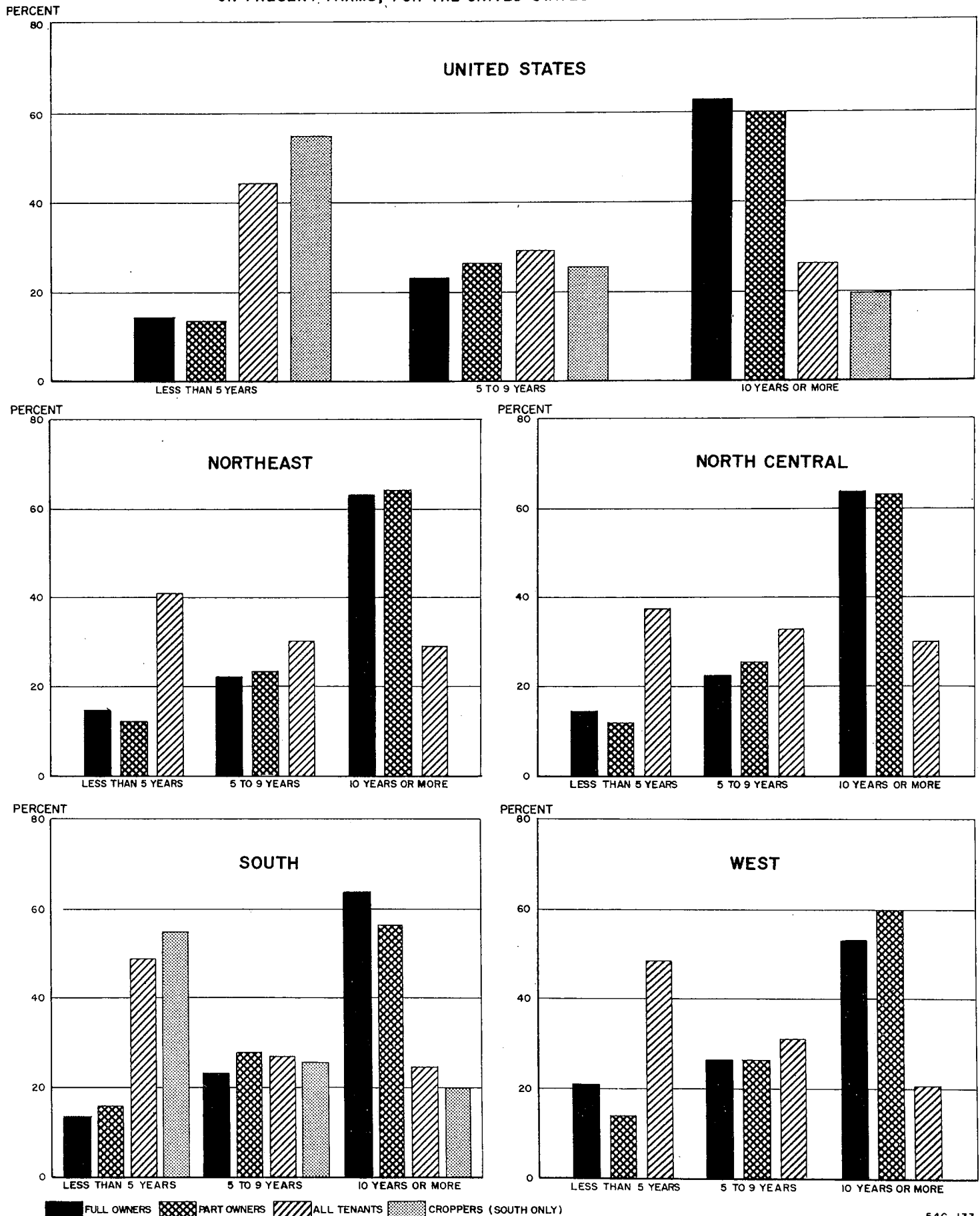
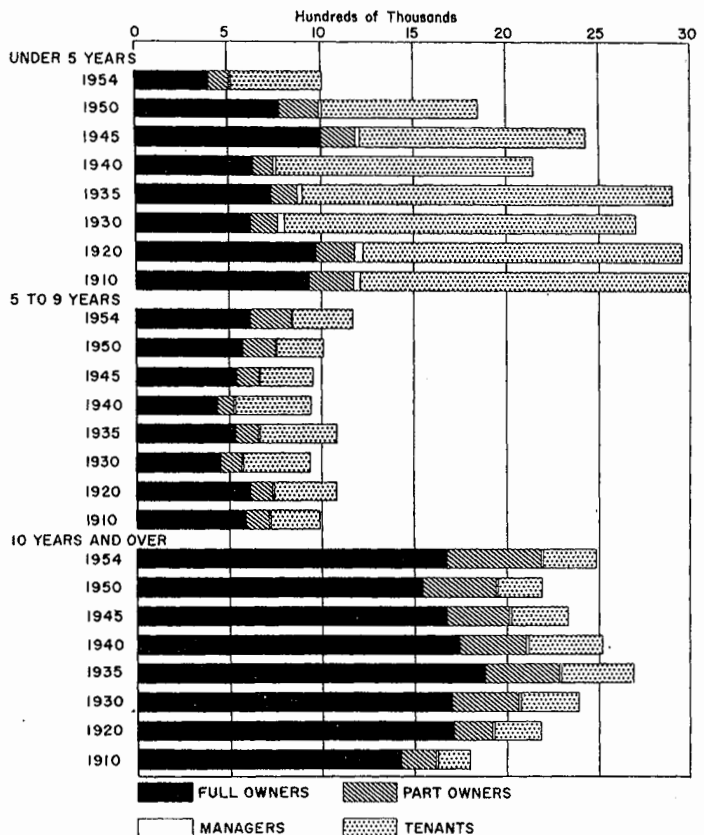


Figure 50.

YEARS ON FARM - NUMBER OF OPERATORS REPORTING, BY TENURE, FOR THE UNITED STATES: 1910 TO 1954



PERCENT OF FARM OPERATORS ON PRESENT FARMS 1 YEAR OR LESS, BY TENURE: 1910 TO 1954

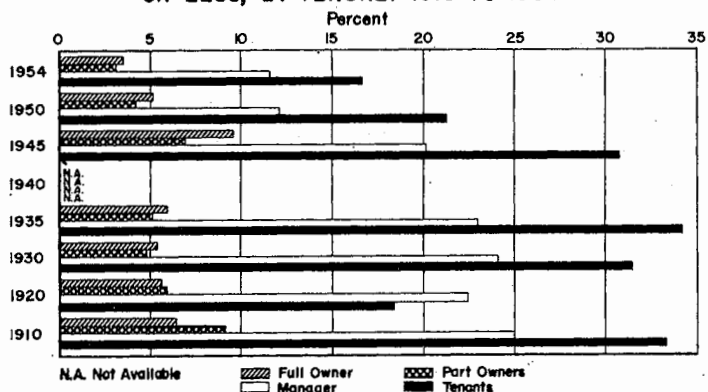


Figure 51.

of occupancy for full owners may also be attributable, in part, to age differentials. Part owners include many operators who have taken over additional land during their prime. Full owners

include some operators who have semi-retired on the farm. Full owners averaged 5.6 years older than part owners.

Among the classes of tenants, share-cash tenants and other and unspecified tenants had been on their farms somewhat longer than cash tenants, share tenants, and croppers but this difference was not great and did not hold for all regions. In the North Central region, the period of occupancy of crop-share tenants was less than for livestock-share tenants, but in all other regions there was no appreciable difference. In the South, croppers reported a period of occupancy slightly less than crop-share and livestock-share tenants, who in turn reported shorter periods of occupancy than cash tenants and share-cash tenants. In the West, there was little difference among the tenant classes except for a slightly longer period of occupancy reported by share-cash tenants.

Distribution of farms by years on present farm.—More than *one-half* of all farm operators (53.3 percent) in 1954 had been operating their present farms 10 or more years, *one-fourth* (25.1 percent) had occupied their farms 5 to 9 years, and *one-fifth* (21.6 percent) had been on their farms less than 5 years with 1 in 15 (6.6 percent) reporting 1 year or less. Through the years the proportion of farm operators occupying their farms 10 years or longer and 5 to 9 years has been increasing, and the proportion on their farms less than 5 years decreasing. In 1910, more than *one-half* (51.8 percent) of the farm operators had been on their farms less than 5 years.

Most owner-operators have occupied their farms 10 or more years. In 1954, more than *three-fifths* of the owner-operators reported occupancy of their farms for a period of 10 or more years. Only 14.4 percent had begun operation of their farms within 5 years preceding the Census. The proportions were similar for both part owners and full owners.

A high proportion of tenant-operators have occupied their farms only a short period of time. In 1954, of all tenant-operators 44.5 percent had been on their farms less than 5 years and more than *one-third* of these (16.7 percent of all tenants reporting) had been on their farms 1 year or less. In the Northeast and North Central regions, a substantially smaller proportion of tenants than in the South or West had occupied their farms less than 5 years, a higher proportion 10 or more years. In the South, the proportion of croppers who had occupied their farms 10 or more years was lower than for tenants other than croppers. More than *one-half* of all croppers (54.8 percent) had occupied their farms less than 5 years.

The smaller proportion of tenants than owners on present farms 5 or more years may be explained in part by age differentials, in part by greater mobility of tenants from farm to farm, and in part by farmers who leave the ranks of tenants to become owners.

Operators on present farm 1 year or less.—The greater mobility of tenant operators is also shown in the proportion of farmers who reported occupancy of their farms 1 year or less. In 1954, only 1 in 30 owner-operators (3.5 percent of full owners, and 3.1 percent of part owners reporting) had occupied their present farms 1 year or less. Of all tenant-operators reporting year of occupancy 1 in 6 (16.7 percent) had occupied their farms no longer than 1 year. For croppers the ratio was 1 to 4 (24.2 percent). Some of these farm operators who had been on their farms only 1 year or less were obviously new operators, but many were operators who had moved from other farms.

PERCENT OF FARM OPERATORS ON PRESENT FARMS 1 YEAR OR LESS BY MONTH OF OCCUPANCY
OCTOBER TO NOVEMBER, 1954, FOR THE UNITED STATES AND REGIONS

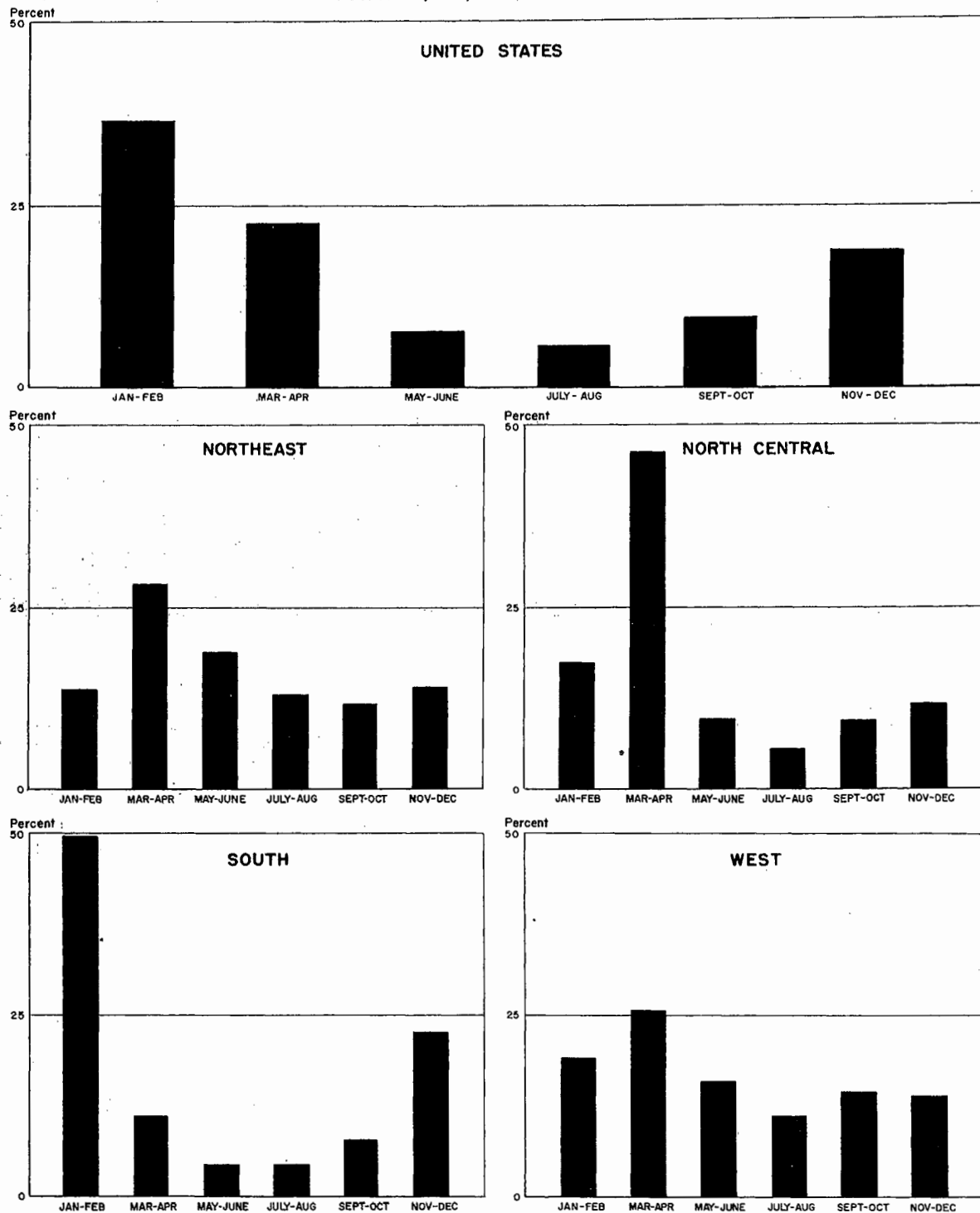


Figure 52.

54 C-129

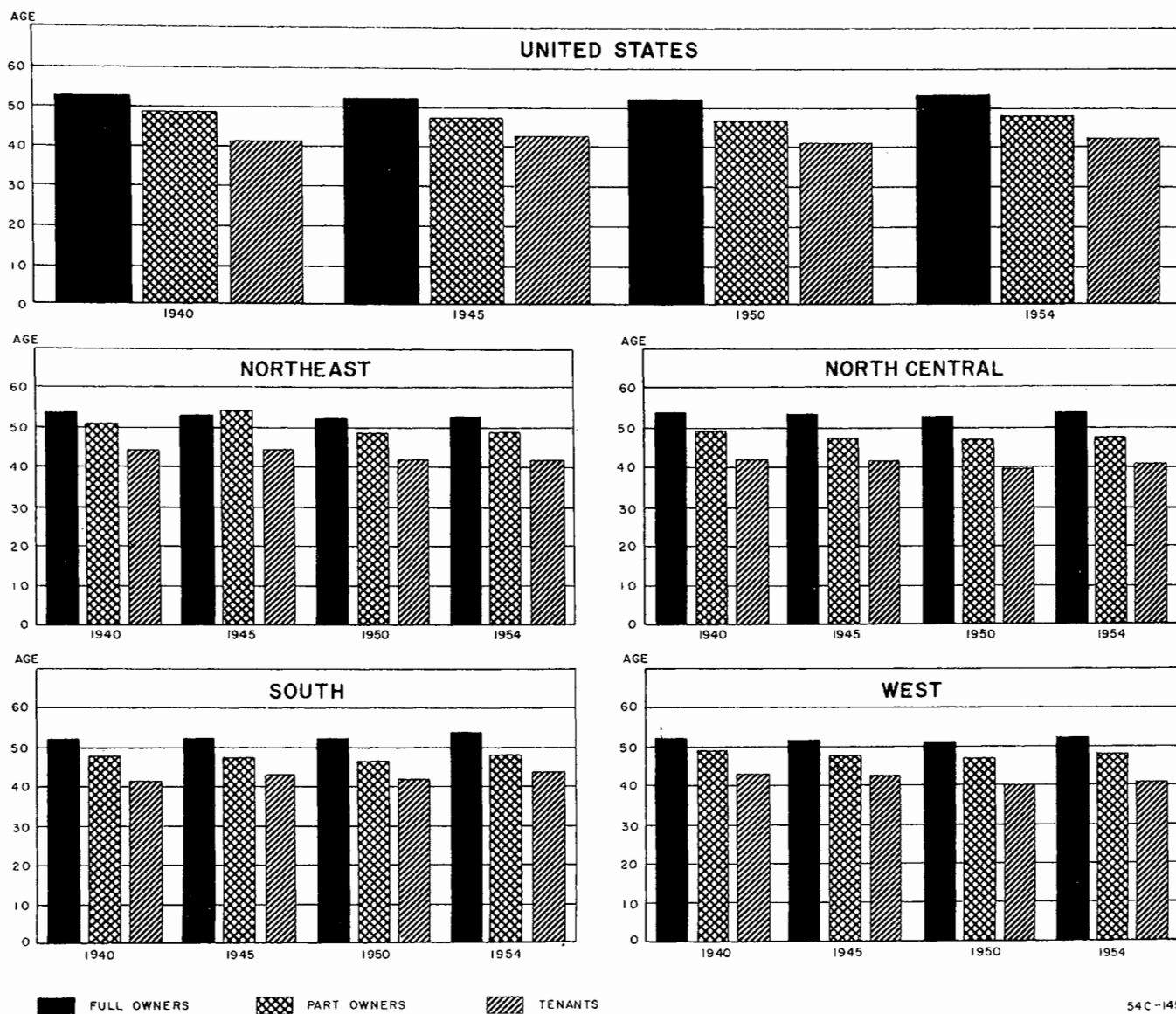
Moving dates.—The time of year farmers move is indicated by the months farm operators reported they began operating their farms. A tabulation for the 1954 Census for those farm operators who began operating their farm within a year preceding the enumeration, by bimonthly periods show that in the North Central region and in the South a high proportion of farmers move at a rather definite time of year while in the Northeast and in the West farmers move throughout the year with less pronounced peak periods. In the North Central region most farmers moved in March-April, with 46.2 percent of those who moved during the year moving in these months, followed by January-February with 17.4 percent. In the South most farmers moved in January-February, this period accounting for about one-half (49.7 per-

cent) of those moving during the year, followed by November-December (22.6 percent).

In the Northeast most farmers move during the spring and early summer. More than one-fourth (28.3 percent) of those who moved during the year moved in March-April. Almost one-fifth (18.9 percent) moved in May-June. In the West most farmers moved in late winter and early spring, with a heavy movement in January-February (19.2 percent) and reaching a peak in March-April (25.7 percent). For the United States as a whole, January-February is the period when most farmers move (36.7 percent), followed by March-April (22.6 percent), and November-December (18.5 percent).

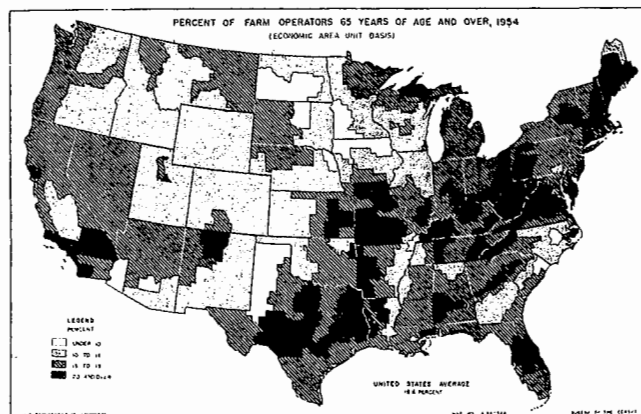
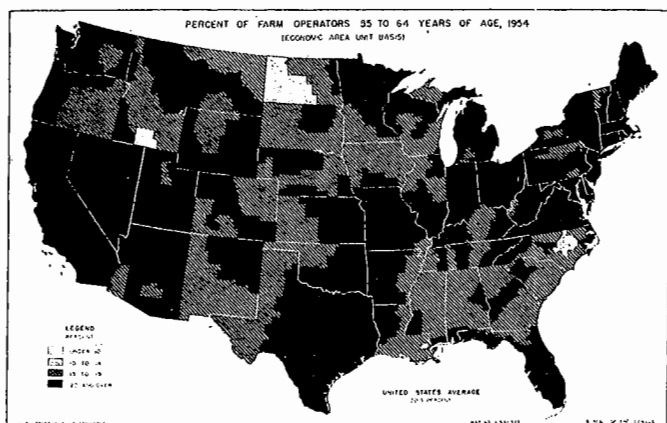
A GRAPHIC SUMMARY

AVERAGE AGE OF FARM OPERATORS, BY TENURE, FOR THE UNITED STATES AND REGIONS: 1940-1954



54C-145

Figure 53.



AGE AND RESIDENCE OF FARM OPERATORS

Average age of farm operators.—The average age of farm operators in 1954 was 49.6 years. The high percentages of older farmers were in areas where the rate of tenancy was low and where there were relatively large numbers of residential farms (gross value of sales of farm products under \$250). The average age of farm operators increased by 1.6 years from 1940 to 1954. In the South, the average age increased by 3.4 years during this period.

Tenants averaged considerably younger than owners. Many tenant-operators become owners, thus reducing the number of older operators among tenants and increasing the number of older operators among owners.

Part owners average older than tenants but younger than full owners. Operators who rent land from others to supplement land owned are generally persons who have accumulated sufficient capital and equipment to operate additional land but are young enough to have the stamina and ambition to handle the additional

acreage. After passing their prime they may curtail their operations by giving up their rented land. In this instance they pass into the ranks of full owners, thus reducing the number of older operators among part owners.

A high proportion of the older farm operators are full owners. Most farm operators who are successful in achieving farm ownership, either through inheritance or purchase, do so before middle age. Also, many older owner operators remain on the farm in semiretirement. Added to these semiretired farmers are older persons retired from nonfarm employment who acquire farms and semiretire on the land.

Tenants averaged 42.2 years of age as compared with an average of 53.4 for full owners, 47.8 for part owners, and 45.3 for managers. Among the several classes of tenants, livestock-share tenants were the youngest (with an average of 38.5 years) and cash and other and unspecified tenants were the oldest (average age of 44.5 years for cash tenants and 45.1 years for other and unspecified tenants).

PERCENT DISTRIBUTION OF FARM OPERATORS IN EACH TENURE GROUP, BY AGE, FOR THE UNITED STATES AND REGIONS: 1954

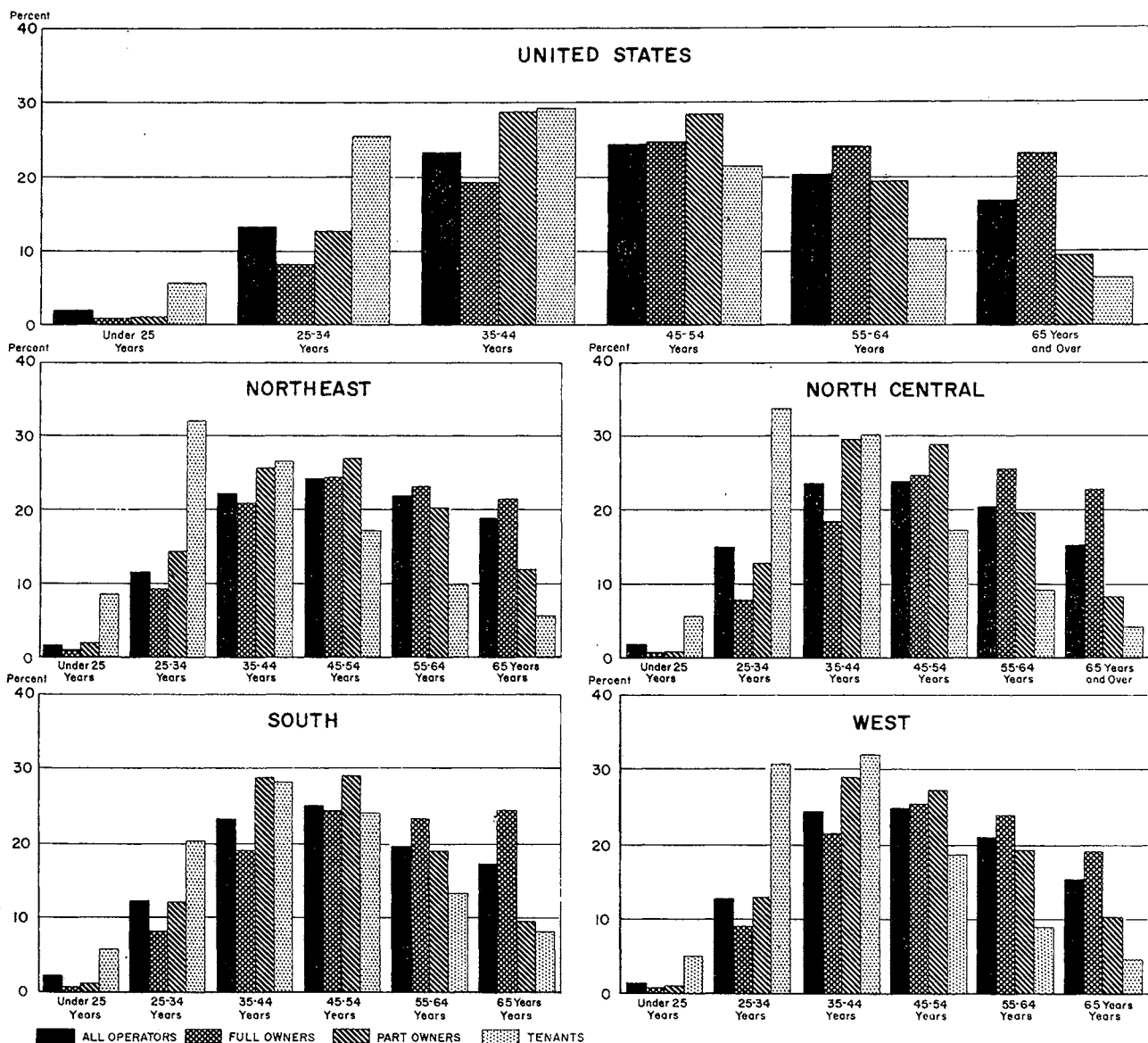
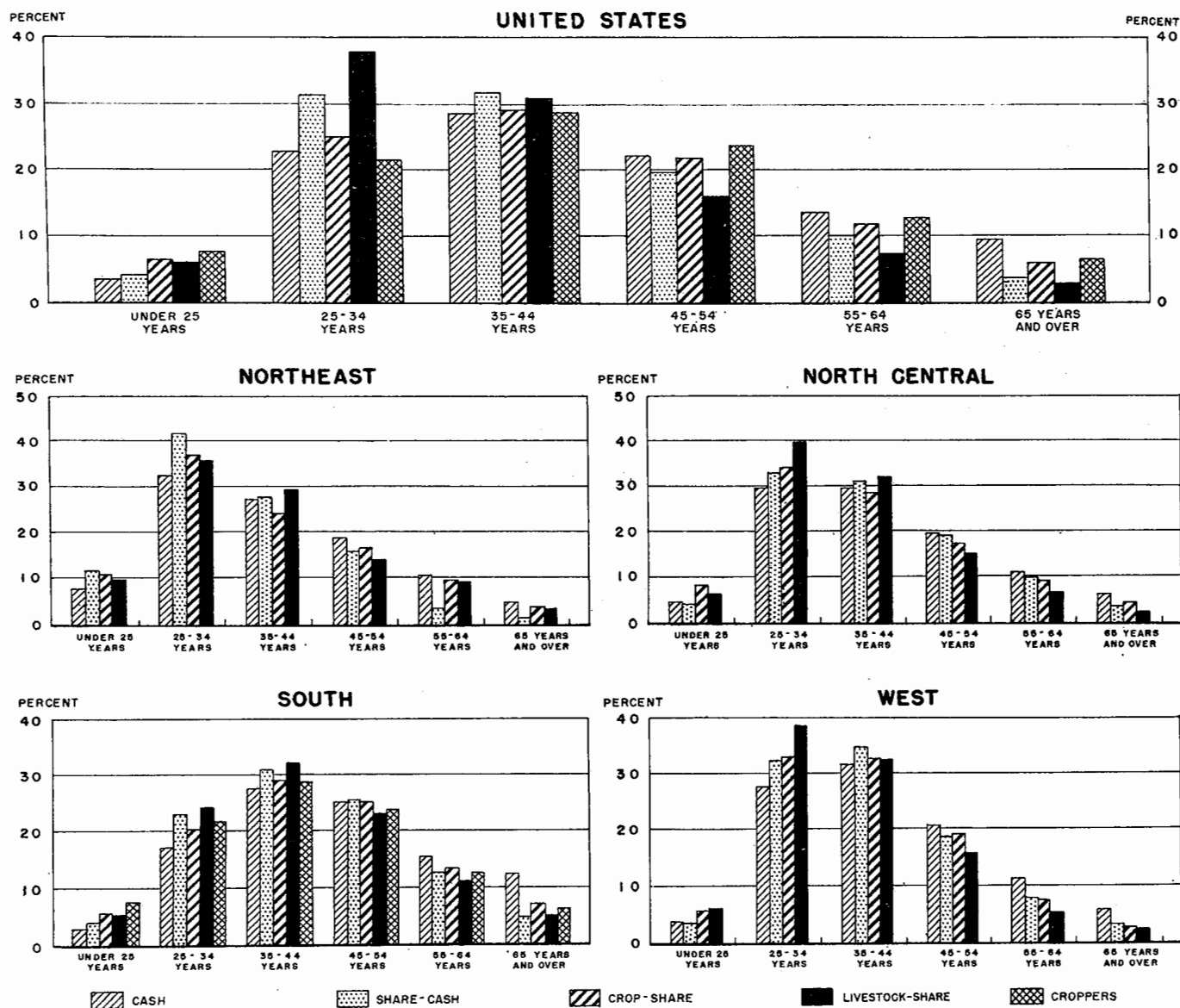


Figure 54.

54C-165

PERCENT DISTRIBUTION OF TENANT OPERATORS IN EACH TENURE GROUP, BY AGE, FOR THE UNITED STATES AND REGIONS: 1954



54 C-154

Figure 55.

Distribution of farm operators by age groups.—In 1954 nearly *one-half* of all farm operators (48.0 percent) were 35 to 54 years of age, more than *one-third* (36.9 percent) were 55 years old or older, and only 1 in 7 (15.1 percent) was under 35. One in 6 (16.6 percent) of all farm operators was 65 years old or over. Since 1910 the proportion of operators of intermediate age has remained rather constant, but the proportion of older operators has been increasing and the proportion of younger operators decreasing. In 1910 only 23.6 percent of farm operators were 55 years old and over and 28.9 percent were under 35. By 1954 there were only *one-half* (50.0 percent) as many farm operators under 35 as

in 1930 and only *two-fifths* (38.8 percent) as many as in 1910. The total number of all farms in 1954 was about 25 percent lower than in 1930 and 1910.

To operate a farm today requires a much greater capital investment for machinery and equipment than a few decades ago. Also, the cost of operation is much higher, requiring large cash outlays for such items as tractor fuel, hybrid seeds, commercial fertilizers, pesticides, etc. Young men have difficulty in commanding the necessary capital to operate farms on their own account.

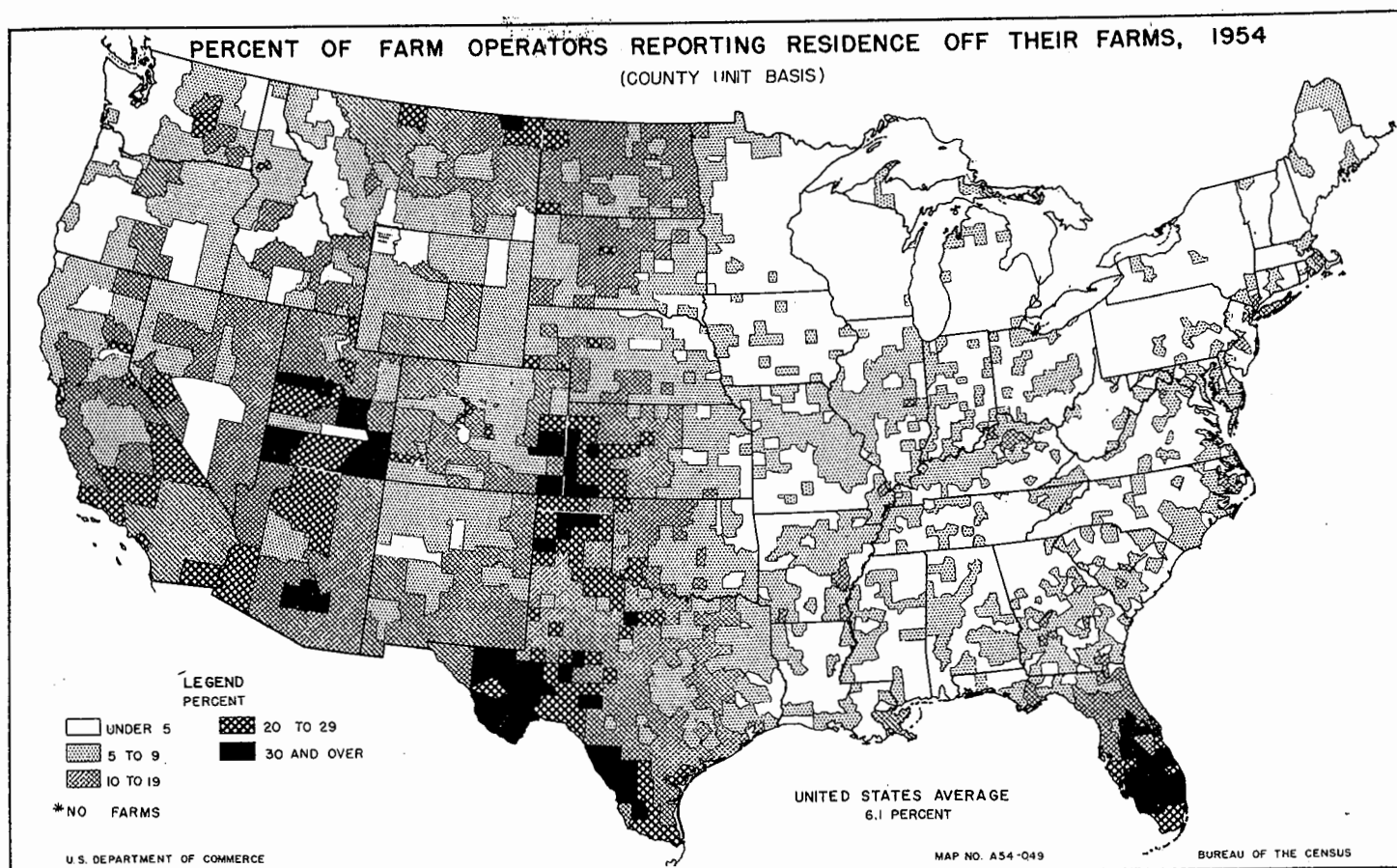


Figure 56.

Operators residing off their farms.—In 1954, 6.2 percent of the farm operators reporting as to their residence did not live on the farm operated. Some of these nonresident operators lived in rural areas near the farm operated; others, as in Utah, lived in nearby villages. In instances where the farming operations can be restricted to very limited periods of time, the operator may live at a great distance. Examples are "suit case" farming in the wheat areas of the Great Plains and fruit and vegetable farming in Florida and Texas. In areas where a large part of the work is done by the family, as in most parts of the South and the Midwest, a very small percentage of farm operators do not live on the farm.

All States east of the Mississippi River, except Florida, and those bordering the Mississippi River on the west had a rather low percentage of operators reporting residence off the farm operated. For most of this area the percentage of operators not living on the farm operated was usually less than 5. Only an occasional county had more than 10 percent of their farm operators not living on the farm operated. In Florida and from North Dakota to Texas and westward the proportion of operators not living on their farms was generally higher, with many counties having more than 10 percent of their operators living elsewhere than on the farm operated. In Florida 18.8 percent of the operators who reported as to their residence did not live on the

farm they operated. For Utah the percentage was 17.2 percent and for Arizona, 16.6 percent. Texas, North Dakota, California, Montana, Kansas, New Mexico, and Nevada were next in order with 10 percent or more of the farm operators not living on their farms.

Of 67 counties with 150 or more nonresident farm operators in 1954 and with these nonresident operators comprising 20 percent or more of all farm operators in the county, 17 were in Texas, 15 in Florida, 11 in Kansas, 6 each in Oklahoma and Utah, 4 in California, 3 each in Colorado and Montana, and 1 each in Arizona and Washington. Cash grain, fruit (citrus), or cotton farms were the predominant types of farms, or comprised a high proportion of the farms in most of these counties. Livestock types predominated in the Utah counties.

Among the tenure classes, managers were outstanding in respect to the percentage of operators residing off the farm operated, with 17.1 percent not living on their farms. A somewhat higher proportion of tenants than owners resided off their farms, with 7.6 percent for tenants and 5.4 percent for owners. A slightly higher proportion of part owners than full owners resided off their farms. Among the tenants, the proportion not residing on their farms was highest for crop-share tenants, (11.8 percent) and lowest for livestock-share tenants (3.2 percent).

(Continued from page 129)

In summary, any future additions to the farmland area probably will occur in the South and the West. Much of the area now remaining in nonagricultural use can be brought into agricultural use only through the application of relatively large amounts of capital and labor. Some expansion may be made by irrigating more land in the arid parts of the West; by draining wet lands, particularly in the coastal area; and by clearing wooded areas or timber lands. The greater part of any increases in agricultural production, however, will probably come from improved management, technological advancement, and greater quantities of fertilizer, water, and improved equipment. As the quantity and variety of factors of production increase per unit of land, the tenure arrangements associated with the land probably will become more complex and more crucial in determining the level of production and the distribution of income.

(Continued from page 130)

Indian tribal and trust-allotted lands used for farming and grazing total 48 million acres. Of these Indian lands, 3.9 million acres are in farms and 44.1 million acres are in grazing land.

With the exception of the Western States, land in farms is held almost exclusively by individual owners. A tabulation based on a sample of approximately 200,000 farms indicated that, for the United States as a whole, 87.6 percent of the land in farms is held by individuals, 5.0 percent is held by corporations, 3.9 percent by Government, and 3.5 percent are Indian lands. The 17 Western States account for 56.6 percent of individually owned land in farms and 80.3 percent of corporately owned land. In these States most of the corporation land is used for grazing and orchard or crop-specialty farming.

Full ownership provides the maximum in security-of-use expectations and of use control over the farm operation. It provides also old-age security and a stable estate for the farm operator. High land values, in many cases, however, have necessitated large debts and/or large cash outlays which reduce capital available for equipment and for meeting current operating expenses.

As the number of farms decreases and their size increases, new ways of combining resources in production may be necessary. The division of ownership and control of the resources in farm operating units will bring forth increasingly complex tenure arrangements.

(Continued from page 132)

For a limited number of tenants, the form of rental payment was unspecified. It cannot be said with certainty into which group these would fall, hence their lands are portrayed in the diagram as "unspecified."

The most discernible difference shown by the distribution in 1954, as contrasted with the status in 1950, was an increase in the proportion of land in tenant-operated farms which was farmed by livestock-share tenants and a decrease in sharecropper lands.

(Continued from page 133)

size. Some of the additional land accumulated by part owners and by tenants represents entire farms grouped with former holdings. This tends to reduce the number of farms reported in a Census. In other cases, the added acreage represents field-rented land owned by someone who may not be able, or may not care, to purchase equipment which he cannot use to capacity. If the owner who rents out his fields retains enough land for his own use for the operation to be classified as a farm, the net effect is to maintain the number of farms but to change the proportion of farmland in the various tenure categories. Tenure changes

within a State or geographic region may follow an entirely different pattern from that indicated for the United States as a whole.

(Continued from page 136)

any previous Census since 1890. The rate of tenancy in 1954, at 24.0 percent, was the lowest reported since 1880, the first Census for which tenancy data are available. There has been, however, a faster decline in the percentage of tenancy than in the percentage of land under lease. Part of this difference is due to the increased number of part owners and the amount of land they rent. Part-owner farms have increased consistently in numbers and in the proportion to all farms since 1940. An all-time high in number of part owners was attained in the 1954 enumeration.

(Continued from page 137)

units containing both owned and rented land are generally larger than full-owner or tenant farms and are frequently the result of the operator's effort to expand farm size without large immediate outlay or indebtedness. A fairly large proportion of the part-owner farms in the West originated through the leasing of range-lands for more effective operating units.

Full-owner farms are also somewhat uniformly distributed, particularly in the eastern part of the United States. There is some concentration in the southern Appalachians where productivity and prices of land are relatively low and in the eastern part of the North Central Region. Except in the South, full-owner farms are, on the average, smaller in area than those of the other tenures.

(Continued from page 154)

Fruit-and-nut farms require a relatively long waiting period from the time capital is invested in planting until the orchards begin to yield. This may help to explain why such a large proportion of fruit-and-nut farms are owner-operated. The 82,064 fruit-and-nut farms in 1954 were 81.7 percent full-owner-operated, 11.5 percent part-owner-operated, and 4.3 percent tenant-operated.

More than one-fifth of the commercial farms of the United States are livestock farms (other than dairy and poultry). Most livestock farms are owner-operated. Even in the areas where livestock farms predominate, a high proportion of the tenants occupy crop-share farms. In 1954, 55.3 percent of the livestock farms were run by full owners, 24.2 percent by part owners, and 19.6 percent by tenants. Of the 135,828 tenant-operated livestock farms, 33.5 percent were operated under livestock-share arrangements.

Similarly, dairy and poultry farms are predominantly owner-operated, particularly poultry farms. Only 6.4 percent of the 154,257 commercial poultry farms and 13.6 percent of the 548,763 commercial dairy farms were tenant-operated.

(Continued from page 155)

Tobacco was grown on 1,557,039 acres in 1954. Nine Southern States accounted for 94.1 percent of the total tobacco acreage in the United States in 1954. While the acreage has increased only slightly since 1949, the production has increased by more than 150 million pounds. The acreage of tobacco per farm is small and is subject to government controls; consequently, the value of land with a tobacco quota is relatively high. Labor requirements are large. Nearly one-half of the tobacco is grown by tenants and almost all of the tenants are either sharecroppers or crop-share tenants.

Poultry and dairy.—Poultry and dairy production tends to be more of an owner operation than does crop production. The capital investment in livestock, equipment, housing, etc., tends to be high in relation to the investment in land. Tenant commercial farms produce less than 17 percent of the chickens, less than 15 percent of the eggs, and slightly more than 20 percent of the milk.

In 1954, 3,437,491 farms reported 383,970,844 chickens 4 months old and over. Compared to other enterprises, the proportion of noncommercial farms reporting chickens is high—about 30 percent. Probably a large share of these farms are retirement or part-time farms. The number of commercial poultry farms represents only 4.5 percent of all farms reporting chickens; however, these poultry farms accounted for 64.3 percent of the value of all chickens and eggs sold. Chickens and eggs are commonly a supplemental enterprise on other types of farms. Cash leasing is more important in chicken and egg production than it is in either livestock (other than dairy) or crop production, but even so, all types of tenancy combined accounted for but a small percent of the total value.

The number of farms reporting milk cows has declined from 3,681,627 in 1950 to 2,956,900 in 1954. The number of milk cows reported in 1954 was 20,365,450, about 1 million less than in 1950. Yet total milk production has increased about 4.5 percent in the period 1950-54. Of the farms reporting milk cows, 73.3 percent were commercial farms divided as follows: 36.1 percent, full owners; 18.7 percent, part owners; 0.3 percent, managers; and 18.2 percent, tenants; the remaining 26.7 percent were noncommercial farms.

Cattle and hogs.—In 1954, 95,634,676 cattle and 57,912,006 hogs were reported on farms. Cattle numbers had increased by more than 18 million and hog numbers by 1.6 million since 1950.

The length of the production process may influence the type of tenure. Although the differences are not large, perhaps the effect of the length of the production cycle may be illustrated by comparing cattle to hog production. Figure 26 shows, for example, that tenant farms produce a greater share of the value of hogs and pigs than of cattle. In 1954, 32.5 percent of the hogs, but only 17.0 percent of the cattle, were reported on tenant commercial farms. Of the commercial tenant farms 67.9 percent reported cattle and 58.7 percent reported hogs.

(Continued from page 161)

croppers. Commercial cropper farms in the South averaged 36.9 acres and noncommercial cropper farms averaged 21.0 acres in 1954.

With the exception of tenants in the South, the average farm size of any given tenure group is smallest in the Northeast and largest in the West.

From the standpoint of production it is useful to separate the commercial farms from other farms. These "other" farms in 1954 numbered 1,455,404 and contained 127,577,554 acres, with an average size of only 87.7 acres, whereas the average commercial farm contained 310.3 acres. By tenure, the average size of commercial farms for full owners was 207.3 acres; part owners, 609.5 acres; managers, 3,436.1 acres; and tenants (excluding croppers) 238.2 acres. Commercial manager-operated farms were smaller than "other" manager farms which averaged 11,958.6 acres in 1954. The "other" manager farms were large because they were predominantly institutional farms such as experiment stations, county farms, grazing associations, etc. The average size of commercial farms increased 34.7 acres or 12.6 percent between 1950 and 1954, whereas the average size of "other" farms increased only 4.9 acres or 5.9 percent.

Of the tenant-operated commercial farms in 1954, cash tenants had an average farm size of 349.3 acres and tended to be the largest; and croppers, with an average farm acreage of 36.9, the smallest. Share-cash farms averaged 285.6 acres; crop-share, 176.6 acres; livestock-share, 270.0 acres. All types of tenant farms, with the exception of sharecropper farms, have increased in size since 1950.

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number of workers on commercial full-owner farms reporting in the United States was 2.3; on tenant farms, 2.5; on part-owner farms, 3.0; and on manager farms, 9.8. For average number of

workers on commercial farms see table 5. The labor figures for 1954 relate to September 26–October 2 for 33 States and October 24–30 for 15 States. The specified week represented peak or near-peak period of employment for many areas.

Although commercial manager-operated farms employed the largest number of persons per farm, they employed only 2.1 percent of the total workers on commercial farms. In 1954, 42.4 percent of the persons employed on commercial farms were on full-owner farms, 27.3 percent were on part-owner farms, and 28.2 percent were on tenant farms.

On commercial farms the number of family workers, including the farm operator, per farm reporting in 1954 was 1.3 for part owners and tenants and 1.6 for full owners. Manager farms employed an average of only 1.3 family workers per farm reporting. The larger differences between tenures in terms of employment are in number of hired workers. Manager-operated commercial farms hired 12.2 workers per farm. Of these hired workers about one-half were regular workers (employed 150 or more days a year) and one-half were seasonal workers. About 72 percent of the hired workers on full- and part-owner commercial farms and about 86 percent of the hired workers on tenant commercial farms were seasonal employees.

Only about one-sixth of the commercial tenant farms—16.3 percent—reported hired workers in 1954. The average number of hired workers per farm—based on all commercial tenant farms—was 0.6, as compared with an average of 3.9 persons for those tenant farms reporting hired workers.

Expenditures for farm labor.—The total outlay for hired farm labor reported by commercial and noncommercial farms for 1954 in the Census of Agriculture was \$2,279 million. This is \$139 million less than was reported for hired labor in 1949. As may be expected, most of the outlay for hired labor (97.2 percent) was made by commercial farms. Of the total expenditure for farm labor made by commercial farms in 1954, 37.8 percent was spent by full owners, 36.0 percent by part owners, 16.6 percent by tenants, and 9.6 percent by managers. Since manager-operated farms represented less than one-half of one percent of all the farms and accounted for 9.6 percent of the total outlay for hired farm labor, the per farm expenditure was high. As seen in figure 36, manager-operated farms dominate an array of average farm expenditures. The importance of labor expenditure by the other tenure groups lies in the aggregated expenditure of many farms with one, two, or three hired workers.

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number of balers reported was 195,858. The increases between 1950 and 1954, therefore, were 131.1 and 128.7 percent, respectively, for farms reporting and numbers of balers.

Noticeable differences are reported in proportions of farms reporting the various specialized machines. Much of this difference, of course, is due to the type of farming. The ratio of farms reporting corn pickers, for example, is higher in all tenures in the North Central than in any other region. The dairy-dominant Northeast had a much higher proportion of its farms reporting milking machines. Whether measured extensively in terms of work power or intensively in terms of specialized machines, the South has a smaller degree of mechanization than the other regions.

In general, the part-owner and tenant-operated farms have the greatest degree of mechanization. To the extent that tenancy is a means whereby part owners and tenants can expand their operations without investing their limited capital in land, tenure arrangements are conducive to larger, more mechanized farms. Tenants in the South, however, are an exception for they have a smaller proportion of their farms mechanized than any of the other tenures. Only 14.0 percent of croppers in the South reported a tractor. By definition of croppers, work power is furnished by the landlord.

Part-owner farms tend toward greater mechanization and show the highest proportion of farms reporting most types of machines. The part-owner tenure is characterized by operators who are in a financial position which permits them, within limits, to choose between greater land ownership and expanding their operations with more equipment on rented land.

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Although a smaller proportion of farms in the West reported the use of fertilizer than in the other regions, they reported a larger expenditure per acre. In the West, slightly more than 40 percent of the farms reported fertilizer use, compared with almost 70 percent of the farms in the United States reporting fertilizer use. Commercial cash tenants in the West reported the highest average expenditure per acre for fertilizer, \$21.39; this compares with \$9.97 per acre reported for all cash tenants in the United States.

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irrigation equipment, or if the supervisory and/or compensation problems are complicated. As an alternative example, if production expenses are large and sharing arrangements can be developed easily, a share tenancy might be appropriate.

Specified cost items.—The four specified expense items shown by tenure in figure 41 illustrate the differences in expenditures associated with various forms of tenure. The differences in type of farm and size of farm related to tenure should be kept in mind, however, so that not all of the variation in expenditure is attributed to the form of tenure alone.

Two expense items that are relatively important in the budgets of manager farms are, as expected, hired labor and feed for livestock and poultry. The average expenditure in 1954 for hired labor was \$14,074 per farm reporting for commercial manager farms; part-owner farms were the next highest with an average of \$1,565. Full owners and tenants on commercial farms spent only \$973 and \$657 per farm, respectively, for hired labor. In 1954, managers spent \$9,256 per commercial farm reporting for feed; whereas, full owners spent an average of only \$1,482; part owners, \$1,550; and tenants, \$1,092.

The relative size of farms of the various tenure groups, i. e., from the large manager farms to the small full-owner farms,

may account for the array of per farm expenditures for petroleum products. Other factors affecting expenditure that are related to tenure are type of farm and the geographic area. Commercial manager farms reporting in 1954 spent for gasoline an average of \$1,899; part owners, \$686; tenants, \$472; and full owners, \$380.

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cent, by tenants. Of Class I farms (the class representing the highest gross incomes), 35.2 percent were operated by full owners; 38.2 percent, by part owners; 4.4 percent, by managers; and 22.2 percent, by tenants. In each of the intermediate classes, approximately 30 percent of the farms were operated by tenants.

These relationships held, in general, for each region. In the South however, there were relatively fewer full owners and more tenants in the lower economic classes than in the North and West. In the South, the proportion of farms operated by full owners was not appreciably higher for economic classes representing intermediate incomes than for economic classes representing higher incomes. In the South, the highest proportion of tenancy was in Economic Class IV farms, with the proportion decreasing with each higher and with each lower class. In the North and West, the situation was almost the opposite with the highest proportion of tenancy in Economic Class II in the North, and Class I in the West, and the proportion decreasing with each lower class.

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The difference in the proportion of full owners and part owners reporting the specified facilities was not great for any region. For the Northeast, the North Central region, and the South, the percentages were somewhat higher for part owners on commercial farms than for full owners. For the West, the percentages for part owners were slightly less than for full owners.

For all regions, the percentage of managers reporting telephone and running water, respectively, was higher than for any other tenure group. In the North Central region and the South, the percentage of managers reporting electricity was higher than for other tenures. In the Northeast, the percentage of managers reporting electricity was less than for part owners and in the West, less than for all owners.

DIRECTORY OF TENURE DATA, 1954 CENSUS

Where found	Geographic area for which available	Period	Classification	Subjects covered	Basis of tabulation of 1954 data
Volume I, State Table 3...	State.....	1920 to 1954....	Color-tenure.....	Farms, land in farms, cropland harvested and, for the South, one or more specified crops.	Sample.
State Table 4....	State.....	1954.....	Commercial farms by tenure (color-tenure for the South).	Farms, land in farms, land use, value of land and buildings, specified operator characteristics, specified facilities and equipment, farm labor, specified farm expenditures, principal livestock, and specified crops.	Sample.
State Table 5....	State.....	1920 to 1954....	Race.....	Farm operators.....	Complete count.
State Table 9....	State.....	1954.....	Commercial farms by tenure (color-tenure for the South).	Hired labor and wage rates.....	Sample.
County Table 2....	County and State.....	1954 and 1950..	(Color-tenure for the South).	Farms.....	Complete count.
County Table 2a....	County and State (the South only and 7 counties in Southeast Missouri).	1954.....	Tenure.....	Farms, land in farms, and cropland harvested.	Complete count.
Economic Area Tables 7, 8, 9.	Economic areas and State.....	1954 and 1950..	Color-tenure.....	Farms, land in farms, and cropland harvested.	Complete count.
Volume II, Chapter II:					
Table 6.....	United States.....	1910 to 1954....	Commercial farms by tenure (color-tenure for the South).	Farms, land in farms, land use, value of land and buildings, specified operator characteristics, specified facilities and equipment, farm labor, specified farm expenditures, principal livestock, and specified crops.	Sample.
Table 7.....	The South.....	1910 to 1954....	Tenure.....	Age of operator.....	Sample. ¹
Table 8.....	United States, the North, the South, and the West.	1954 and 1950..	Color-tenure.....	Age of operator.....	Sample. ¹
Table 9.....	United States.....	1940 to 1954....	Commercial farms by tenure (color-tenure for the South).	Age of operator.....	Sample.
Table 10.....	The South.....	1940 to 1954....	Tenure.....	Residence of operator.....	Sample.
Table 11.....	United States, the North, the South, and the West.	1954 and 1950..	Color-tenure.....	Residence of operator.....	Sample.
Table 12.....	United States, the North, the South, and the West.	1954 and 1950..	Commercial farms by tenure (color-tenure for the South).	Residence of operator.....	Sample.
Table 13.....	United States.....	1910 to 1954....	Color-tenure.....	Years on present farm.....	Sample.
Table 14.....	The South.....	1910 to 1954....	Tenure.....	Years on present farm.....	Sample. ¹
Table 16.....	United States.....	1934 to 1954....	Color-tenure.....	Years on present farm.....	Sample. ¹
Table 17.....	The South.....	1934 to 1954....	Commercial farms by tenure (color-tenure for the South).	Off-farm work.....	Sample.
Table 18.....	United States, the North, the South, and the West.	1954 and 1949..	Color-tenure.....	Off-farm work.....	Sample.
Table 20.....	Divisions and States.....	1954.....	Commercial farms by tenure (color-tenure for the South).	Off-farm work and other income.....	Sample.
Table 22.....	Divisions and States.....	1954.....	Tenure (color-tenure for the South).	Age of operator.....	Sample. ¹
Table 24.....	Divisions and States.....	1954.....	Tenure (color-tenure for the South).	Residence of operator.....	Sample.
Table 27.....	Divisions and States.....	1954.....	Tenure (color-tenure for the South).	Years on present farm.....	Sample. ¹
Chapter IV:					
Table 5.....	United States, the North, the South, and the West.	1954 and 1950..	Tenure (color-tenure for the South).	Off-farm work and other income.....	Sample.
Table 16.....	United States.....	1930 to 1954....	Cash tenants.....	Farm wage rates.....	Sample.
	The South.....	1954 and 1940..	Nonwhite cash tenants.....	Cash rent paid; also farms, owned and rented land, land in farms, cropland harvested, and value of land and buildings.	Sample.
Table 17.....	United States, the North, the South, and the West.	1954.....	Cash tenants by type of farm.	Cash rent paid; also farms, owned and rented land, land in farms, cropland harvested, and value of land and buildings.	Sample.
Table 33.....	Divisions and States.....	1930 to 1954....	Cash tenants.....	Cash rent paid; also farms, owned and rented land, land in farms, cropland harvested, and value of land and buildings.	Sample.
		1954.....	Cash tenants.....	Cash rent paid.....	Sample.
Table 34.....	Divisions and States.....	1950 and 1954....	Cash tenants by commercial and other.	Farms, rented land, land in farms, value of land and buildings.	Sample.
		1954.....	Cash tenants by commercial and other.	Cash rent paid.....	Sample.
Table 35.....	The South only, divisions, and States.	1954 and 1940..	Cash tenants by color.	Farms, rented land, land in farms, value of land and buildings.	Sample.
		1954.....	Cash tenants by color, by commercial and other.	Cash rent paid, farms, rented land, land in farms, value of land and buildings.	Sample.
Chapter X:					
Table 1.....	United States.....	1880 to 1954....	Tenure.....	Farms.....	Complete count.
Table 2.....	United States.....	1900 to 1954....	Nonwhite by race (Negro and other).	Farms.....	Complete count.
Tables 3, 4....	United States and the South..	1880 to 1954....	Tenure.....	Farms.....	Sample.
Tables 5, 6....	United States and the South..	1900 to 1954....	Color-tenure.....	Farms.....	Sample.
Tables 7, 8....	United States and the South..	1900 to 1954....	Color-tenure.....	Land in farms.....	Sample.
		1950 and 1954....	Tenure (color-tenure for the South).	Value of land and buildings.....	Sample.
		1900 to 1945....	Color-tenure.....	Value of land and buildings.....	Sample.
Tables 9, 10, 11, 12.	United States and the South..	1924 to 1954....	Color-tenure.....	Cropland harvested and other specified land-use items.	Sample.
Tables 13, 14.	United States and the South..	1900 to 1954....	Color-tenure.....	Summary uses of land.....	Sample.
Table 15.....	Summary for 20 States.....	1929 to 1954....	Tenure.....	Irrigated land.....	Sample.
Tables 16, 17.	United States and the South..	1925 to 1954....	Tenure (also nonwhite by tenure for the South).	Owned and rented land.....	Sample.
Tables 18, 19, 20.	United States and the South..	1950 and 1954....	Commercial and other farms by tenure (also nonwhite by tenure).	Farms and farm characteristics in considerable detail.	Sample.
Tables 21, 22.	Divisions and States.....	1945 to 1954....	Tenure, with nonwhite by tenure for the United States and the South and nonwhite totals for the North and West.	Farms, land in farms, land use, value of land and buildings.	Sample.

See footnote at end of table.

DIRECTORY OF TENURE DATA, 1954 CENSUS—Continued

Where found	Geographic area for which available	Period	Classification	Subjects covered	Basis of tabulation of 1954 data
Volume II, Chapter X—Con.					
Table 23....	Divisions and States.....	1880 to 1954....	Tenure.....	Farms.....	Complete count.
Tables 24, 25, 26, 27.	Divisions and States.....	1900 to 1954....	Tenure and color.....	Farms and land in farms.....	Complete count.
Table 28....	Divisions and States.....	1950 and 1954....	Tenure.....	Owned and rented land.....	Sample.
Tables 29, 30, 31, 32, 33, 34, 35.	Regions and States.....	1900 to 1954....	Nonwhite by race (Negro and other).	Farms.....	Complete count.
		1950 and 1954....	Commercial farms by tenure..	Farms, land in farms, cropland harvested, value of land and buildings, and other specified farm characteristics, such as facilities, equipment, farm labor, expenditures, livestock, and crops.	Sample.
Table 36....	Divisions and States.....	1950 and 1954....	Farms other than commercial by tenure.	Farms (See Volume II, page 948, for method for obtaining data for additional items).	Sample.
Tables 37, 38.	Divisions and States.....	1954.....	Part-time and residential farms by tenure.	Farms.....	Sample.
Volume III, Part 1.....	Summary for multiple-unit areas and States.	1954 and 1950....	Tenure of multiple units.....	Multiple units, subunits (Census farms), land in multiple units, specified crops, horses and mules.	Complete count.
			Class of tenants of multiple-unit operators.	Farms.....	Complete count.
Part 5.....	United States, divisions, and States.	1930 to 1954....	Tenure.....	Farm-mortgage debt.....	Survey sample.

¹ Average age and average years from complete count.

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U. S. Department of Commerce
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Bureau of the Census
Robert W. Burgess, *Director*

United States Census of Agriculture: 1954

Volume III

SPECIAL REPORTS

Part 5

Farm-Mortgage Debt (a Cooperative Report)

Prepared under the supervision of

RAY HURLEY

Chief, Agriculture Division

NUMBER OF MORTGAGED FARMS • AMOUNT OF DEBT •
PRINCIPAL LENDING AGENCIES