



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
<b>Geographic Divisions</b>						
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	46.6	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