

TABLE 54.—VALUE OF LAND AND BUILDINGS AND AMOUNT OF MORTGAGE DEBT PER FARM, FOR MORTGAGED FARMS OPERATED BY FULL OWNERS AND PART OWNERS, BY ECONOMIC CLASS OF FARM, FOR THE UNITED STATES: 1956

Economic class	Value of land and buildings per mortgaged farm	Amount of mortgage debt per farm
All classes.....	\$20,910	\$5,504
Class I.....	96,445	20,400
Class II.....	41,035	10,233
Class III.....	24,592	6,840
Class IV.....	16,814	4,707
Class V.....	12,054	3,412
Class VI.....	8,943	2,282
Part-time.....	10,516	3,026
Residential.....	8,669	2,653

Land in farms, value of land and buildings, and amount of mortgage debt per farm for mortgaged farms, by economic class.—The average size of mortgaged farms for both farms operated by full owners and part owners declines from Class I to (class VIII residential farms). (See Table 52.) Likewise, except for part-time farms, the average value of land and buildings and the average amount of mortgage debt per farm decreases from Class I to Class VIII. (See Tables 53 and 54.)

Ratio of mortgage debt to value, by economic class.—Among both full owners and part owners, the ratio of debt to value is lowest for Class I farms and increases from class to class from Classes I to IV, after which there is some leveling off. The ratio of mortgage debt to value is greater on Class V, on part-time, and residential farms than on all farms. As is shown in Table 55, in most of the economic classes there is not much difference in ratio of debt to value, between the farms operated by full owners and those operated by part owners.

TABLE 55.—RATIO OF FARM MORTGAGE DEBT TO VALUE FOR MORTGAGED FARMS OF FULL OWNERS AND PART OWNERS, BY ECONOMIC CLASS OF FARM, FOR THE UNITED STATES: 1956

Economic class	Full owners	Part owners
	Percent	Percent
All classes.....	26.8	25.4
Class I.....	21.9	20.5
Class II.....	24.4	25.6
Class III.....	27.9	27.6
Class IV.....	28.3	29.1
Class V.....	28.1	29.2
Class VI.....	24.9	29.2
Part-time.....	28.6	30.5
Residential.....	30.6	30.9