

Value of Land and Buildings

Differences in the land—its quality, productiveness, and location, the proportion suitable for crops, and the improvements made to the land—are reflected in the average values per acre. Table 32 shows the average value of land and buildings per acre for each type of farm by economic class. The highest value per acre for any type of farm is for fruit-and-nut farms. This is true when comparison is made within each economic class. Relatively high values per acre are also shown for vegetable farms and poultry farms.

TABLE 32.—AVERAGE VALUE PER ACRE OF LAND AND BUILDINGS FOR EACH TYPE OF COMMERCIAL FARM, BY ECONOMIC CLASS, FOR THE UNITED STATES: 1954

Type of farm	Total	Economic class of farm					
		I	II	III	IV	V	VI
All commercial farms.....	83.16	73.30	97.03	89.87	79.23	73.80	82.48
Cash-grain.....	102.53	108.96	118.02	99.07	84.12	84.46	74.26
Cotton.....	111.11	175.10	138.43	108.52	89.56	73.54	54.76
Other field-crop.....	117.98	180.60	153.53	134.99	114.15	88.76	70.36
Vegetable.....	264.18	289.65	333.48	274.67	213.60	176.51	136.64
Fruit-and-nut.....	432.28	392.21	511.31	495.18	446.16	442.74	260.56
Dairy.....	105.34	184.23	134.52	107.26	85.41	70.93	61.60
Poultry.....	174.72	210.45	194.97	167.77	158.78	104.79	118.95
Livestock other than dairy and poultry.....	50.15	33.87	59.72	60.38	57.33	56.17	51.23
General:							
Primarily crop.....	113.25	173.49	127.99	96.71	88.46	85.70	65.14
Primarily livestock.....	107.68	122.12	153.38	124.15	90.11	76.83	67.66
Crop and livestock.....	96.68	117.54	130.06	99.92	77.24	70.77	60.79
Miscellaneous.....	112.68	171.24	119.54	102.25	80.28	84.19	61.39

On fruit-and-nut farms the land value reflects the substantial investment in orchards, vineyards, and planted nut trees. Both fruit-and-nut and vegetable farms are highly specialized types which require fairly exacting soil and climatic conditions. Many are in areas that have access to irrigation and irrigation facilities. Water rights tend to be reflected in land values. Many vegetable farms are in low-lying tracts that have been reclaimed and drained at considerable expense per acre. Poultry farms reflect the large investment in buildings, to house and care for laying hens and broilers, associated with a relatively small acreage.

The lowest values per acre are found on livestock farms. These values are influenced by the large number of cattle ranches in semiarid western regions which have large acreages with a low carrying capacity per animal unit.

Values per acre tend to decrease with decreasing size as measured by gross sales. The exception is noticeable among Class I farms. For about half of the types, the values per acre on Class II farms exceed those on Class I farms.

The distribution of the value of land and buildings among types of farms is more nearly equal than the distribution by economic class, for there is a tendency for types of farms with smaller acreage requirements to have land of higher value (see table 33). But within each type of farm a greater concentration of value than of acreage is shown for the larger economic classes.

The average value of land and buildings per commercial farm was greatest on cash-grain and fruit-and-nut farms and lowest on cotton, other field-crop, and poultry farms (see table 34). On each type of farm the average value of land and buildings per farm increases directly with increasing size of farm as measured by gross sales. The range of value is from less than \$10,000 per farm on Class VI farms to more than \$100,000 per farm on Class I farms. But among farms in each economic class there are considerable differences in value.

TABLE 33.—PERCENT DISTRIBUTION OF VALUE OF LAND AND BUILDINGS BY TYPE AND ECONOMIC CLASS OF COMMERCIAL FARMS, FOR THE UNITED STATES: 1954

Type of farm	Total	Economic class of farm					
		I	II	III	IV	V	VI
Percent distribution in each type of farm by economic class:							
All commercial farms.....	100.0	22.2	27.4	23.2	15.1	8.8	3.8
Cash-grain.....	100.0	17.1	34.8	27.6	13.4	5.6	1.4
Cotton.....	100.0	37.1	18.0	13.5	13.9	11.9	5.5
Other field-crop.....	100.0	16.8	14.0	19.9	26.7	17.1	6.6
Vegetable.....	100.0	54.0	16.4	10.9	8.4	6.1	3.6
Fruit-and-nut.....	100.0	45.0	22.4	19.9	9.6	7.1	2.0
Dairy.....	100.0	11.2	26.8	30.8	19.4	8.9	2.8
Poultry.....	100.0	21.5	25.2	18.2	14.3	12.7	8.0
Livestock other than dairy and poultry.....	100.0	24.2	28.5	21.0	13.5	8.9	3.8
General:							
Primarily crop.....	100.0	30.7	23.5	17.3	13.9	10.8	3.7
Primarily livestock.....	100.0	4.5	22.1	33.1	24.1	12.4	3.8
Crop and livestock.....	100.0	8.9	27.9	31.6	20.4	9.1	2.1
Miscellaneous.....	100.0	38.6	22.7	13.2	11.1	10.3	4.1
Percent distribution in each economic class of farm by type:							
All commercial farms.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Cash-grain.....	23.3	18.0	29.4	27.6	20.9	15.0	10.3
Cotton.....	8.0	13.3	5.2	4.6	7.6	11.6	14.5
Other field-crop.....	4.5	3.4	2.4	3.8	7.4	8.6	8.9
Vegetable.....	1.3	3.4	0.8	0.6	0.8	0.9	1.5
Fruit-and-nut.....	4.2	9.0	3.5	2.5	2.6	3.3	2.6
Dairy.....	13.2	6.5	12.9	17.4	16.9	13.3	10.9
Poultry.....	2.5	2.5	2.3	1.9	2.2	3.4	5.7
Livestock other than dairy and poultry.....	31.1	35.1	32.5	28.1	7.3	30.6	35.2
General:							
Primarily crop.....	2.7	3.7	2.3	2.0	2.5	3.3	3.0
Primarily livestock.....	1.6	0.3	1.3	2.2	2.5	2.1	1.7
Crop and livestock.....	0.3	2.5	6.8	8.5	8.5	6.5	4.1
Miscellaneous.....	1.2	2.2	1.0	0.7	0.9	1.4	1.6