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Final Report—Vol. V—Part 6—Chapter 2—Special Reports

A Graphic Summary of Farm Tenure

(A Cooperative Report)

SPECIAL REPORTS

Prepared under the supervision of
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PREFACE

This report presents in graphic form the principal features of the current tenure system and shows the changes and developments that have taken place in farm tenure, especially since the agricultural census of 1950. Also shown is the relation of the major tenures to farm production and income distribution.

This report was prepared cooperatively by the Bureau of the Census, U.S. Department of Commerce, and the Farm Economics Division, Economic Research Service, U.S. Department of Agriculture, under the supervision of Ray Hurley, Chief of the Agriculture Division, Bureau of the Census.

The report was written by Roger Strohbehn, Agricultural Economist, Farm Economics Division, Economic Research Service, U.S. Department of Agriculture.

November 1962

III

UNITED STATES CENSUS OF AGRICULTURE: 1959

FINAL REPORTS

Volume I—Counties—A separate part for each State, Puerto Rico, Guam, Virgin Islands, and American Samoa. Statistics on number of farms; farm characteristics; acreage in farms; cropland and other uses of land; land-use practices; irrigation; farm facilities and equipment; farm labor; farm expenditures; use of commercial fertilizer; number and kind of livestock; acres and production of crops; value of farm products; characteristics of commercial farms, farms classified by tenure, size, type, and economic class; and comparative data from the 1954 Census.

Part	State or States	Part	State or States	Part	State or States	Part	State or States
1	New England States:	15	West North Central:	30	East South Central:	44	Mountain—Con.
2	Maine.	16	Minnesota.	31	Kentucky.	45	Utah.
3	New Hampshire.	17	Iowa.	32	Tennessee.		Nevada.
4	Vermont.	18	Missouri.	33	Alabama.		Pacific;
5	Massachusetts.	19	North Dakota.		Mississippi.	46	Washington.
6	Rhode Island.	20	South Dakota.	34	West South Central:	47	Oregon.
7	Connecticut.	21	Nebraska.	35	Arkansas.	48	California.
	Middle Atlantic States:		Kansas.	36	Louisiana.	49	Alaska.
8	New York.	22	South Atlantic:	37	Oklahoma.	50	Hawaii.
9	New Jersey.	23	Delaware.		Texas.		Other Areas:
	Pennsylvania.	24	Maryland.	38	Mountain:	51	American Samoa.
10	East North Central:	25	Virginia.	39	Montana.	52	Guam.
11	Ohio.	26	West Virginia.	40	Idaho.	53	Puerto Rico.
12	Indiana.	27	North Carolina.	41	Wyoming.	54	Virgin Islands.
13	Illinois.	28	South Carolina.	42	Colorado.		
14	Michigan.	29	Georgia.	43	New Mexico.		
	Wisconsin.		Florida.		Arizona.		

Volume II—General Report—In 1 volume and also as 13 separates (for the Introduction and for each chapter). Statistics by subjects for 1959 and prior censuses. Statistics are presented for the United States, geographic regions, and divisions, and for the States.

Chapter	Title	Chapter	Title
I	Introduction.	VII	Field Crops and Vegetables.
II	Farms and Land in Farms.	VIII	Fruits and Nuts, Horticultural Specialties, Forest Products.
III	Age, Residence, Years on Farm, Work Off Farm.	IX	Value of Farm Products.
IV	Farm Facilities, Farm Equipment.	X	Color, Race, and Tenure of Farm Operator.
	Farm Labor, Use of Fertilizer, Farm Expenditures, and Cash Rent.	XI	Economic Class of Farm.
V	Size of Farm.	XII	Type of Farm.
VI	Livestock and Livestock Products.		

Volume III—Irrigation of Agricultural Lands—Data from the Irrigation Censuses of 1959 and 1950, by drainage basins, for the conterminous United States and for each of the 17 western States and Louisiana. Separate maps are available. Report also includes data from the 1959 Census of Agriculture for land irrigated and acres and production of crops on irrigated land in the 18 conterminous States and Hawaii.

Volume IV—Drainage of Agricultural Lands—Statistics for States and counties and for the conterminous United States, presenting 1960 data on number, area, physical works, and costs for drainage projects of 500 or more acres by size, type, and year organized. Maps are included.

Volume V—Special Reports

Part 1.—Special Census of Horticultural Specialties—Statistics for States, except Alaska and Hawaii, and for the conterminous United States, presenting 1959 data on number and kinds of operations, gross receipts and/or sales, sales of specified products, inventories, employment, and structures and equipment.

Part 2.—Irrigation in Humid Areas—Statistics for 30 eastern States showing 1960 data on acres irrigated, number of constructed ponds and reservoirs, source and method of applying water, type of pumping power, acreage of individual crops irrigated, and frequency of irrigation by States and counties.

Part 3.—Ranking Agricultural Counties—Statistics for selected items of inventory and agricultural production for the leading counties in the United States.

Part 4.—Farm Taxes and Farm Mortgage—A cooperative report by the Economic Research Science, U.S. Department of

Agriculture and the Bureau of the Census, U.S. Department of Commerce, presenting 1961 data by States on taxes on farms, number of mortgaged farms operated by full owners and part owners, amount of mortgage debt held by principal lending agencies, and amount of interest paid.

Part 5.—1960 Sample Survey of Agriculture—Statistics by economic class and type of farm, showing 1960 data on farm-operator-family income from farm and off-farm sources; inventory and use of selected types of farm equipment, tractors by year made and fuel used; number, size, and materials used for new buildings constructed 1958 to 1960; number of farmers having contracts with dealers, processors, or others for the production and marketing of 15 farm products; and real estate and non-real-estate debts of farm operators and farm landlords by lending agencies.

Part 6.—A Graphic Summary of Agriculture, 1959—A cooperative report by the Economic Research Service, U.S. Department of Agriculture and the Bureau of the Census, U.S. Department of Commerce, presenting graphically for 1959 and prior census years some of the significant uses of agricultural land; the extent and nature of the various kinds of tenure under which farms are held and operated; and changes and developments in the use of agricultural resources and production of agricultural products.

Special Publication—Principal Data-Collection Forms and Procedures: United States Census of Agriculture, 1959, and Related Surveys—Facsimiles of the enumeration forms used, showing variations for the 50 States, Puerto Rico, American Samoa, Guam, and the Virgin Islands, together with brief descriptions of the census field procedures for the census and the related surveys.

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INTRODUCTION

This report is designed to illustrate some of the regional differences and changes over time in the tenure arrangements of farmers in the United States. *Section I.—Land*, is concerned with the rights individuals hold in the agricultural land they operate. In *Section II.—Production*, the tenure system is related to the process of utilizing resources to produce farm products. *Section III.—People*, indicates the relationship between tenure and farm income distribution as well as some personal characteristics of farm operators.

Land tenure is concerned with the many man-made relationships that govern the rights of individuals in the use and control of designated tracts of land. Because land is a scarce resource, the competition among individuals for rights in the use of land creates tenure problems.

The varying degrees of land-use rights extends from fee simple, debt-free ownership which permits maximum independence of land use, to sharecropping with greatly limited legal rights to land. Superseding all private rights are those reserved by society—the rights of eminent domain, taxation, and police power. Among the common rights in agricultural land are individual fee simple ownership; co-ownership, such as joint tenancy, tenancy-in-common, or tenancy by entireties; life estate; estate; trust; corporate ownership; public ownership; leasing arrangements, such as cash, share, or a combination of the two; and easements and covenants.

In the census of agriculture, tenure classifications are restricted to the rights of operatorship of the person performing the farming operations. The enumeration and tabulation of all rights and interests in agricultural land would be complex and impractical. Therefore, the tenures listed in this report are the broad categories of full owner, part owner, manager, and tenant. These tenure groups do not recognize the degree of equity in ownership arrangements. Heavily encumbered ownership, such as a low downpayment land contract, may impose far more restrictions on land use than tenancy. Part owners include farm operators who own part of their land and rent additional acreage. Thus, this

tenure group is composed of a wide range of ownership and tenancy combinations extending from 99 percent ownership and 1 percent tenancy, to 1 percent ownership and 99 percent tenancy. Obviously, the degree of independence of control can vary almost as much within part-ownership arrangements as between full ownership and complete tenancy.

A tremendous reorganization in agriculture has taken place in the last few decades. A rapid technological advance has greatly increased farm output in spite of a sharp decline in the amount of labor employed on farms and a slight decrease in the total number of acres in farms. Specialization and commercialization in the production of farm products have been greater during the last 5 years than during any comparable period since the first agricultural census. Change in production techniques has accompanied adjustments in the tenure pattern of agriculture.

Output per farmworker has expanded faster than the demand for farm products, with the result that fewer farm operators are needed to produce the required farm products. Consequently, farm operators seek to make adjustments in their operations that will permit them to remain in business. Many of the adjustments have involved expansion of farm size and change in tenure status.

Tenure adjustments frequently occur when farmers seek to expand their operations by gaining access to more resources. Many farmers wish to use their limited capital for improved equipment or for fertilizer and prefer to rent rather than buy additional land. While the total number of farms has declined sharply in recent years, the proportion of farms operated by part owners has steadily increased, so that by 1959 part owners actually outnumbered tenant farmers. The proportion of farms operated by full owners has remained between 46 and 57 percent.

In addition to changing their tenure status, more and more farmers are seeking to increase their income through off-farm work. In 1959 almost half of all farm operators had full- or part-time off-farm jobs and over one-third of all farm operators reported that their total family income from off the farm exceeded the gross sales of their farm products.

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 have not been of sufficient magnitude to affect tenure trends appreciably. In the census of 1959, a small change in the definition of a farm resulted in a decrease of 232,000 in the number of farms which would have been included if the 1954 definition had been retained.

The census classification of farms by tenure of operator is based on data reported for land owned, land rented from others or worked for others on shares, land managed for others, and land rented to others or worked on shares by others. The same basis of classification was used in 1959 as in 1954.

Full owners operate only land they own

Part owners operate land they own and also land rented from others.

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

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

A GRAPHIC SUMMARY

Share tenants pay a share of either the crops or the livestock or livestock products, or a share of both. Share tenants are 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 workpower 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 land; those who have use of the land rent free; and all others whose rental arrangements require payments other than cash or a share of the products.

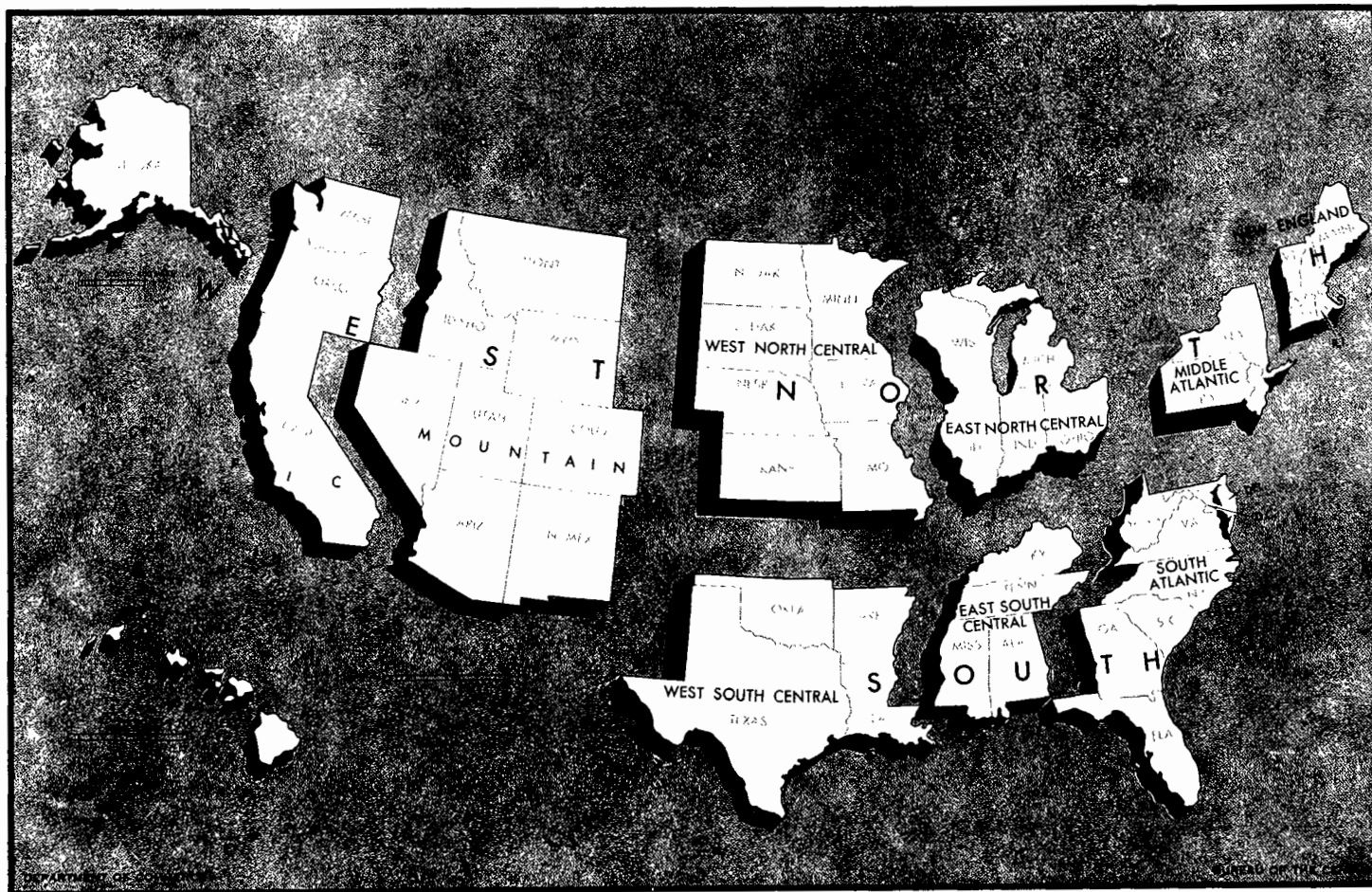
Unspecified tenants include those tenants whose rental arrangement was not reported or could not be determined from the information given.

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 the 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 plus Alaska and Hawaii.

Some of the data used herein, particularly those for commercial farms only, are estimates based on reports for a sample of farms. In order to present data for several classifications of farms, generally the data used for 1959 and 1954 represent estimates based upon a sample of approximately 20 percent of the farms. These estimates differ only slightly from the figures obtained by tabulations for all farms. A description of the sampling technique and the reliability of sample data is given in the Introduction to Volume II, General Report, of the 1959 Census of Agriculture.

Commercial farms are, in general, those with a value of sales of farm products amounting to \$2,500 or more. Farms with a value of sales of \$50 to \$2,499 were classified as commercial if the farm operator was under 65 years of age and (1) if he did not work off the farm 100 or more days during the year and (2) if the income he and members of his family received from non-farm sources was less than the value of all farm products sold.



Section I.—LAND

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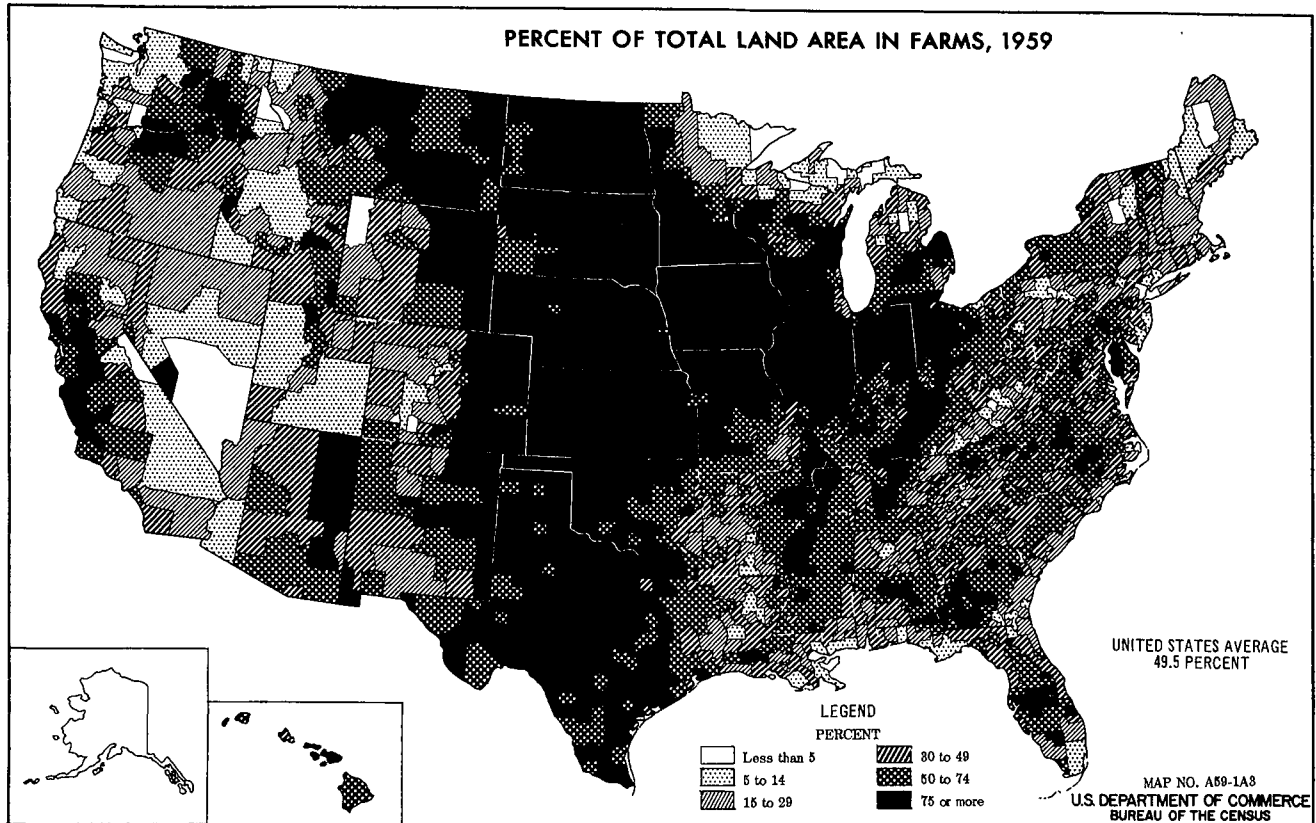
A GRAPHIC SUMMARY

LAND IN FARMS

The admission of Alaska and Hawaii to statehood in 1959 greatly enlarged the land area of the United States. Total land area grew from 1,903,824,640 acres in 1954 to 2,271,343,360 acres in 1959, an increase of nearly 20 percent. However, because only a small portion of Alaska is used for agricultural purposes, the proportion of land in farms for the entire United States declined significantly. In 1959 only 49.5 percent of the total land area in the United States was included as land in farms compared with 60.8 percent in 1954. This does not mean that 50.5 percent of the land area was used entirely for nonagricultural uses.

Millions of acres of public lands were grazed under a permit system, and some land that was in the Conservation Reserve Program was not included as farmland even though it would come under the general classification of agricultural land.

Within the conterminous portion of the United States—that is, that part excluding Alaska and Hawaii—the proportion of land in farms increased continuously from 1880 to 1950. Most of the increase was directly related to the rapid growth of the Nation around the turn of the century and to the high demand for farm products during the emergency periods of the two world wars. Between 1949 and 1959, however, a net decrease of 3.3 percent of land in farms took place.



Part of the decrease in land in farms can be attributed to whole farms being placed in the Conservation Reserve Program. Part resulted from urban expansion, with both factories and homes being established in rural areas; part from the conversion of crop and pasture land to woodland and forest land; and a small part from agricultural land being taken for new highway construction. Also, the change in the census definition of a farm contributed in a minor way to the reduction of land in farms.

Many factors affect the location of agricultural production. Some of the more important ones that encourage locational shifts of production are changes in the relative efficiency of production in different areas as a result of new technology; improvements in processing, marketing, and transportation of farm products; and shifts in population. All of these factors have had an effect upon the differences between regions in the changing proportions of land area in farms.

In the Northeast, a general downward trend in the proportion of land in farms has persisted since 1880, the decline being especially rapid between 1910 and 1930. Between the peak year of 1880 and 1959, 31.9 million acres of farmland were allocated to other uses. Thus 47 out of every 100 acres in farmland in

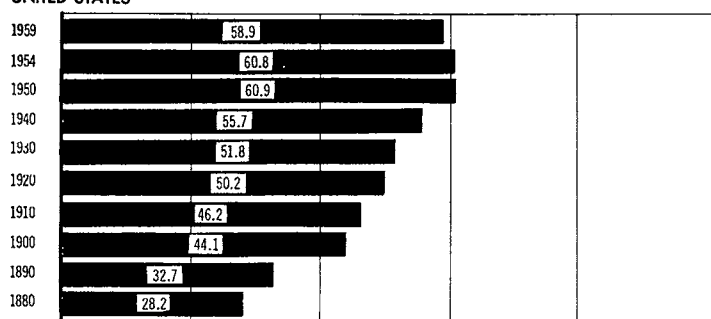
1880 were used for some other purpose in 1959. This region now has 3.2 percent of the total United States farmland.

In the North Central region the proportion of land in farms increased by an average of 8.6 percent each decade from 1880 to 1920. The upward trend continued at a slower rate until about 1940, when 80.2 percent of the land area was reported as farmland. Since then a slight decline has occurred, so that by 1959, only 79.8 percent of the land area was devoted to agricultural purposes. This region now contains one-fifth of the total land area in the United States and one-third of the farmland.

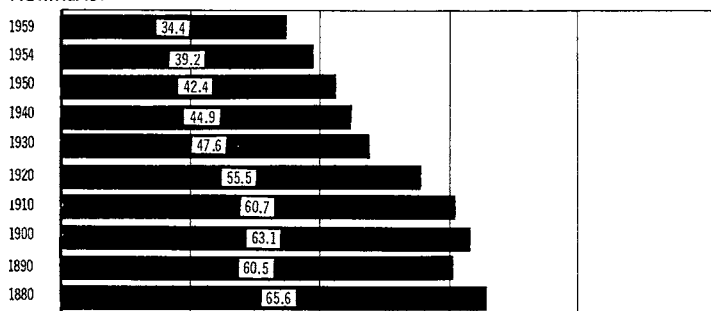
The 16 States of the South now account for one-fourth of the total land area of the United States and nearly one-third of the farmland. This region has had a more uneven trend in the proportion of land in farms than any other region. Between 1880 and 1900, 127.1 million acres of land were added to the farm total. In the next 25 years, a gradual decline took place, which was followed by an upward trend from 1925 to 1950. By 1950 a peak had been reached in the proportion of land in farms with 393.2 million acres of land in farms. Then another downward trend began, and 35.8 million acres were shifted from farms to some other use by 1959.

LAND IN FARMS AS A PERCENT OF TOTAL LAND AREA, FOR THE UNITED STATES AND REGIONS: 1880 TO 1959

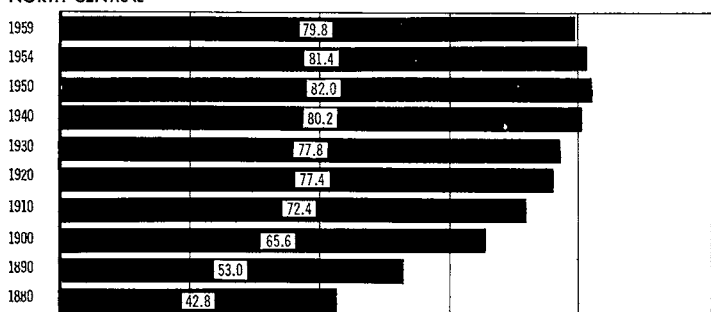
UNITED STATES



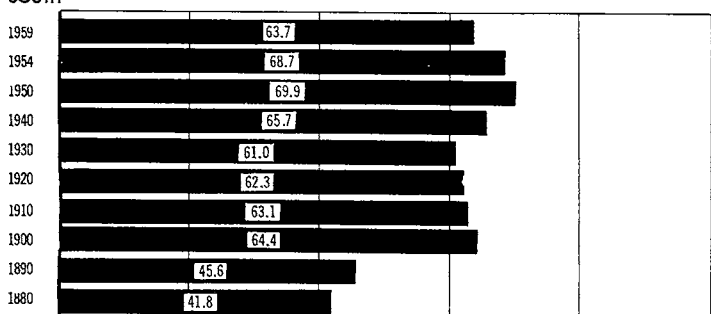
NORTHEAST



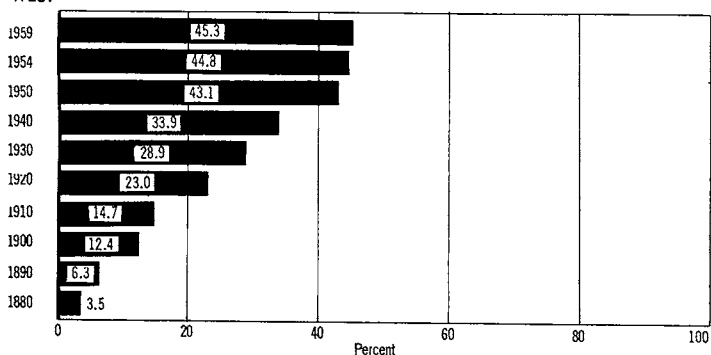
NORTH CENTRAL



SOUTH



WEST



In 1959, 63.7 percent of the total land area in the South was in farms. Primary reasons for the decline include the reversion of farmland to woodland, abandonment of farmland and its subsequent overgrowth of brush and scrub timber, and the conversion of farmland into urban and forest uses.

Within the conterminous West, farmland expansion was continuous at a fairly even rate from 1880 to 1950, with about 5.7 percent of the total land area added to land in farms in each decade. Since 1950, however, only 2.2 percent of the total area has shifted to farmland, and most of this change took place before 1954. Thus, the West was the only region to show an increase in the proportion of total land area devoted to land in farms in the last decade.

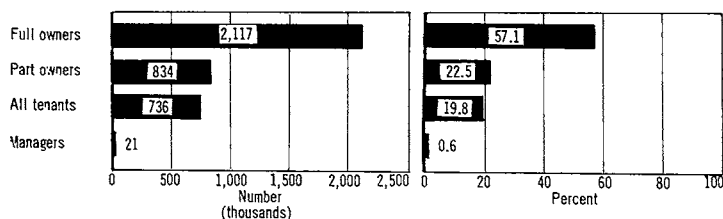
A similar pattern of farmland expansion has taken place in the entire western region, but the percentage of the total area added to farmland is smaller owing to the low proportion of land in farms in Alaska.

Large grazing areas of the West are held in the public domain and are grazed under a permit system. When these permit lands have multiple users they are excluded from enumeration as land in farms, but in recent years, more of the public land has been leased to single users, and this land is included in the farmland area. Thus, much of the increase in the proportion of land in farms is not really new land for agricultural production. About 17 million acres of land were leased to single users under the Taylor Grazing Act in 1959 compared with 13 million in 1950 and 7.4 million in 1940.

TENURE OF FARM OPERATORS

Opportunities for farm operation.—Total farming opportunities, as indicated by number of farms, increased in the United States until 1920. During the last four decades, farm numbers have declined continuously with the exception of the depression years from 1930 to 1935. Farm numbers reached an all-time peak of 6.8 million in 1935. The decline has been progressively greater since 1940, as more labor-saving equipment and techniques have been used, permitting farmers to operate larger tracts of land. In 1959 there were 3,707,973 farms in the entire Nation, or nearly 50 percent less than the peak number of farms in 1935. This is the least number of farms since 1880. Number of farms in the conterminous United States decreased by 1,081,657 between 1954 and 1959, and less than a fourth of this decrease can be ascribed to the more restrictive definition of a farm used in the 1959 census. Most of the places that were excluded by the change in farm definition were owner occupied.

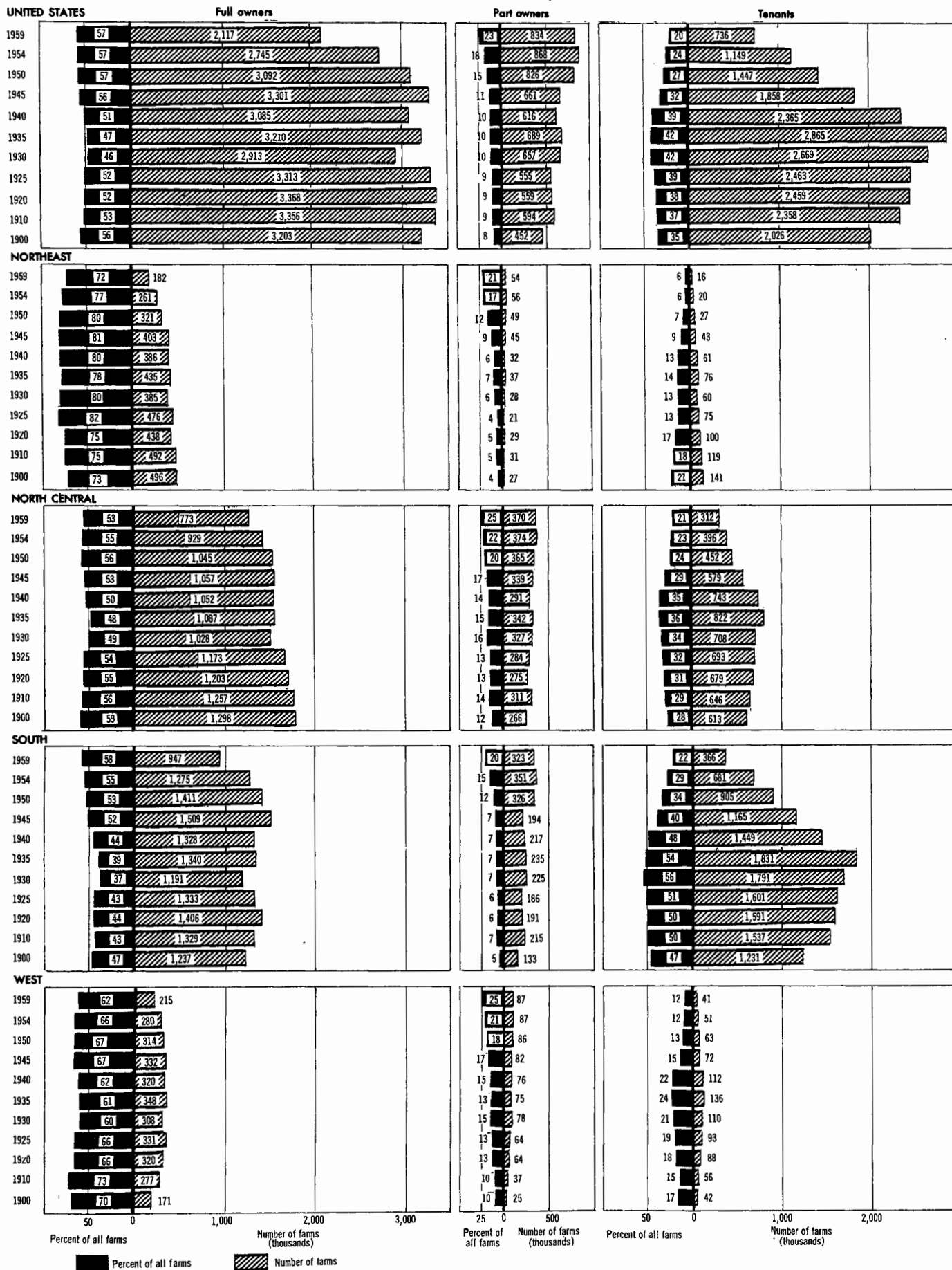
NUMBER OF FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1959



All regions have experienced a sharp decline in number of farms since 1935. The South and the Northeast, in particular, have undergone substantial off-farm migration. In the Northeast, number of farms decreased 54 percent between 1935 and 1959; in the South the decrease was 52 percent. The decline was less rapid in the conterminous West and the North Central region, where number of farms decreased 40 percent and 35 percent, respectively.

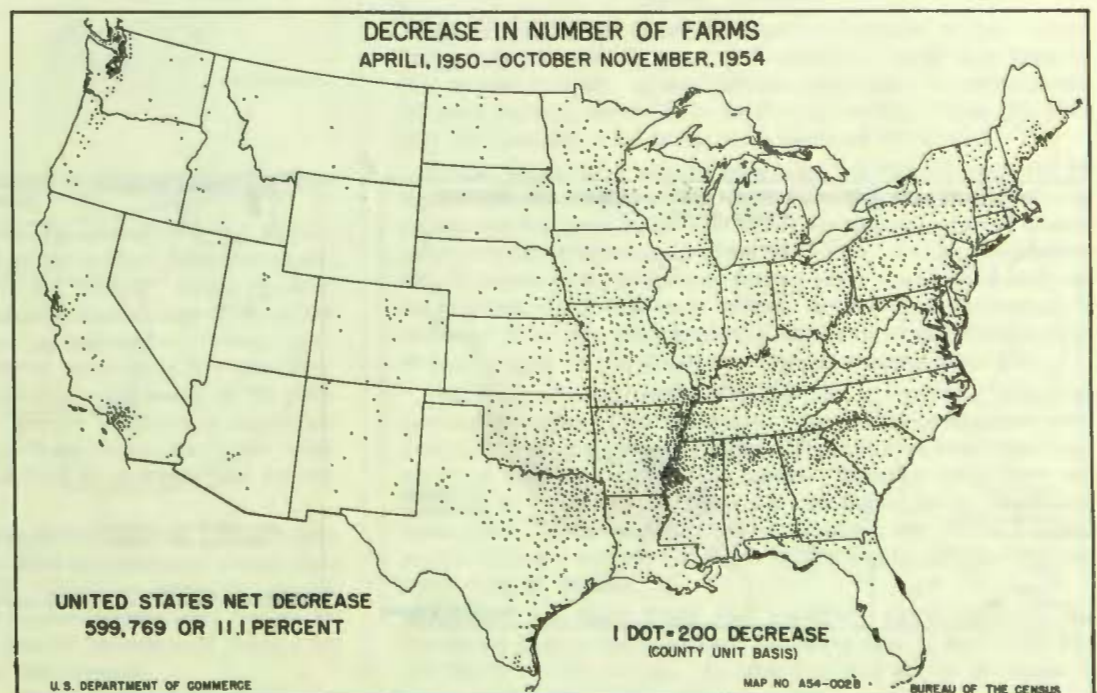
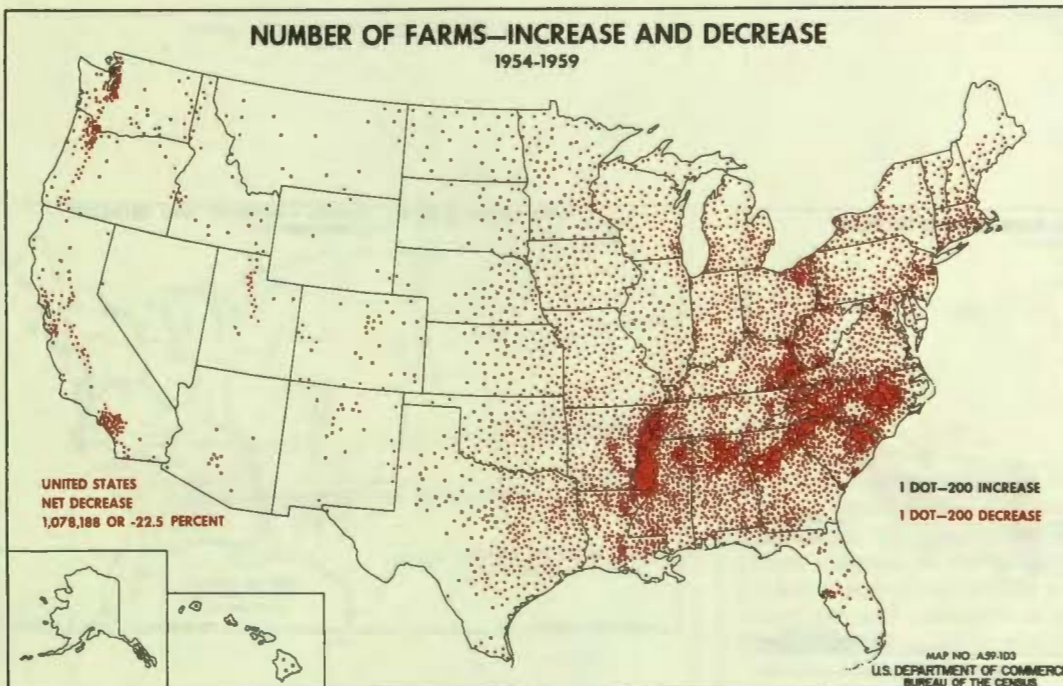
A GRAPHIC SUMMARY

NUMBER AND PERCENT DISTRIBUTION OF FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1900 TO 1959

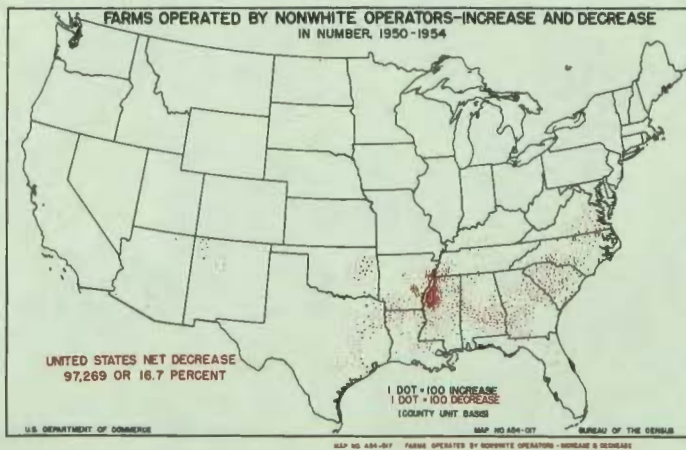
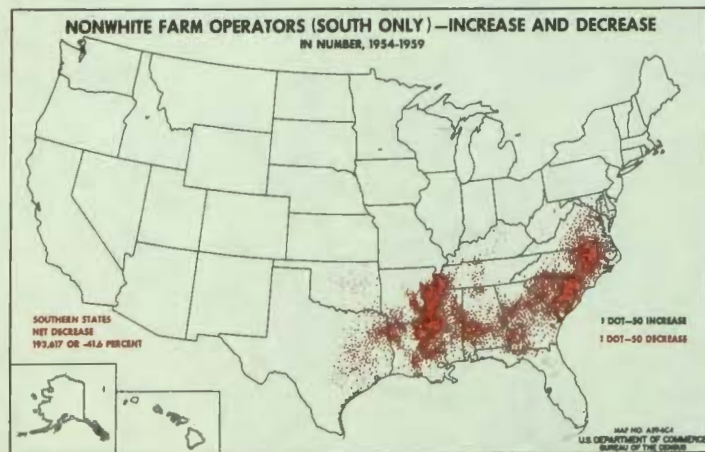
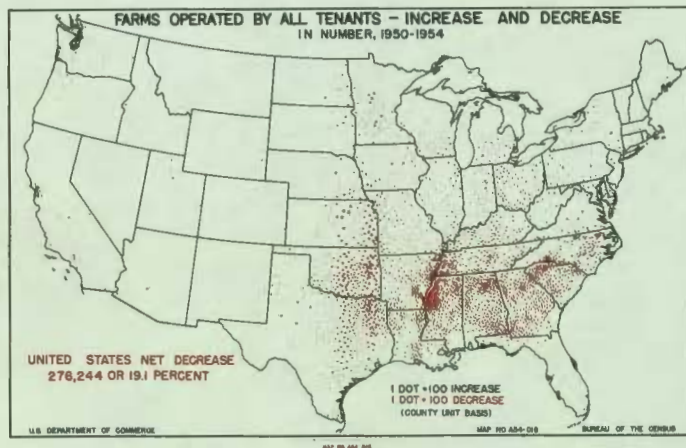
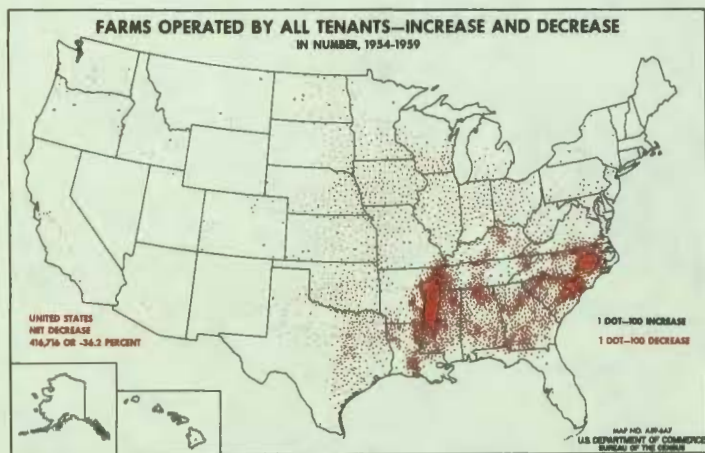
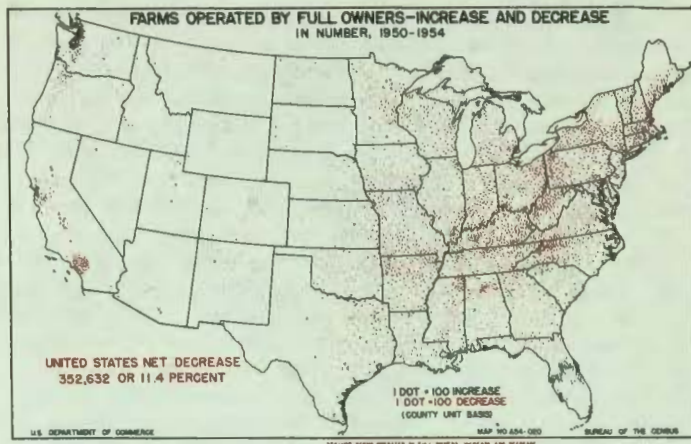
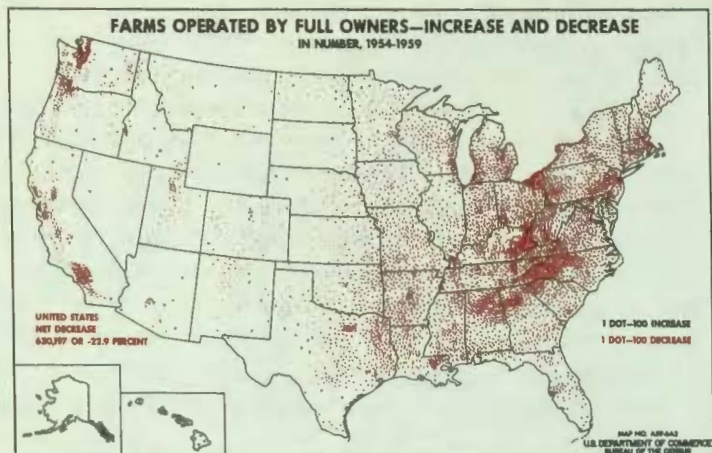


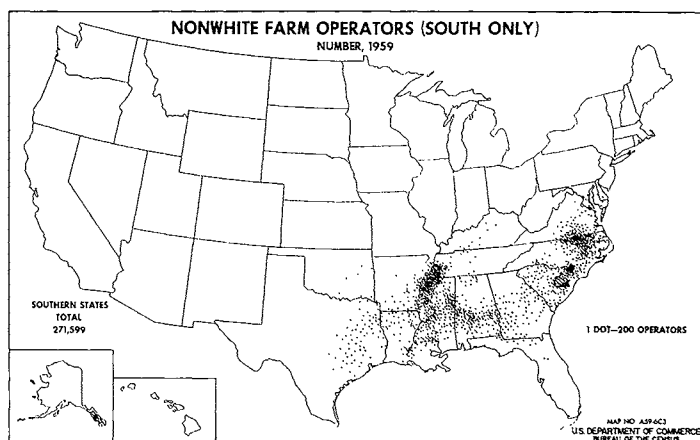
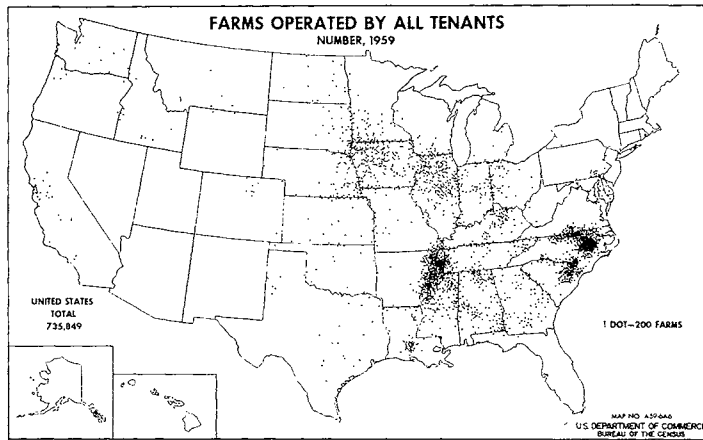
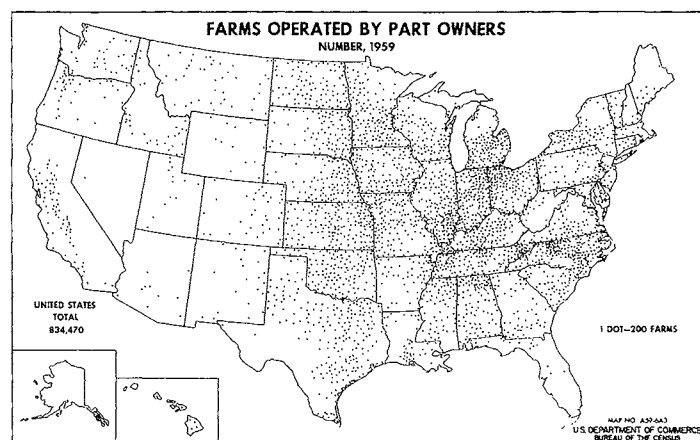
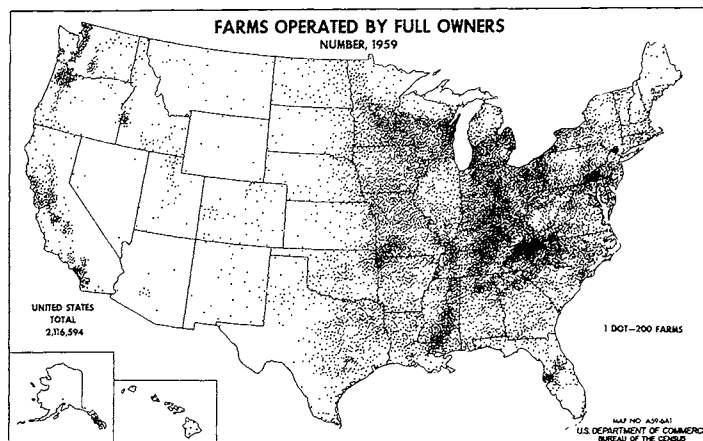
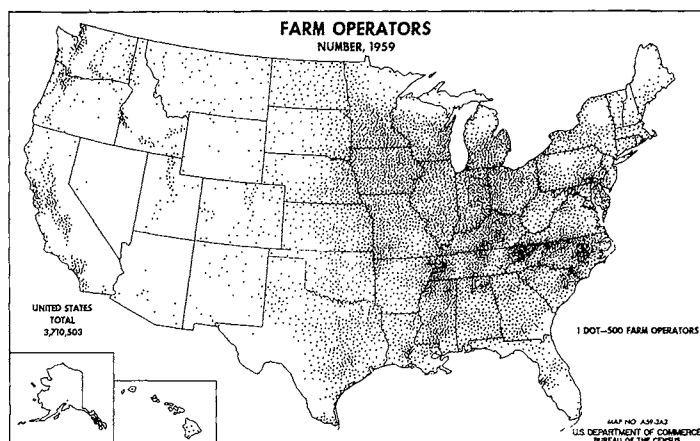
Changes in the tenure of farm operators.—The goal of full ownership has been achieved by a majority of the farmers throughout the history of the United States. However, shifts have occurred among tenure groups as conditions favoring certain tenure arrangements have developed. The proportion of farmers in the full-owner group decreased from 1900 to 1930, while the proportion of tenant operators increased until the two groups were nearly equal. After 1930 this trend was reversed until, by 1959, full owners outnumbered tenants nearly three to one. Another significant trend is the growing proportion of farmers who are part owners (farmers who own part of the land they operate and rent additional land from others). The proportion of all operators classified as part owners increased from 10 percent in 1940 to 23 percent in 1959. Part owners outnumbered tenants for the first time in 1959 to become the second largest tenure group. Full owners numbered 2,116,594, part owners 834,470, all tenants 735,849, and managers 21,060.

Race of farm operators.—Farm operators are classified as "white" or "nonwhite" by the census. The nonwhite category includes Negroes, Indians, Orientals, and all other nonwhite races. In 1959 there were only 284,612 nonwhite farm operators in the United States, or half as many as in 1950. Ninety-three percent, or 265,621, of all nonwhite operators were in the South. In the West, most of the nonwhite farm operators were Orientals and Indians. Detailed information on nonwhite farm operators is available only for the 16 Southern States. In this region they are concentrated in the Mississippi Delta and the Coastal Plain. Between 1954 and 1959, the percentage of tenancy among the nonwhite operators of the South dropped from 61.0 to 52.0. A little more than half the nonwhite tenants in the South were croppers.



A GRAPHIC SUMMARY





Geographic distribution of tenure groups.—Full-owner farms, which constitute 57.1 percent of all farms in the United States, are quite uniformly distributed across the Nation. There is some concentration, however, in the southern Appalachian area and in the eastern portion of the North Central region. Farm operators working off their farms 100 or more days are also concentrated in these areas. This indicates that many of the full-owner farms in these areas may also be classified as part-time farms. The operators of some of these farms may view their farms primarily as residences and rely on nonfarm jobs for the major source of their income.

Part-owner farms are also uniformly distributed. Farm units containing both owned and rented land are generally larger than either full-owner or tenant farms. They are generally created in either of two ways: (1) Full owners become part owners by renting additional land, or (2) tenants become part owners by purchasing a portion of the land they operate.

The South and the North Central region account for 92 percent of all tenant farms—50 percent of them in the South and 42 percent in the North Central region. In the South, tenancy is most common on the small cotton- and tobacco-growing farms, where the amount of hand labor required per acre is high. Tenants are also numerous in areas of high land productivity and high land value, as in northern Illinois, northern Iowa, and the eastern edge of the Great Plains.

FARM TENANCY

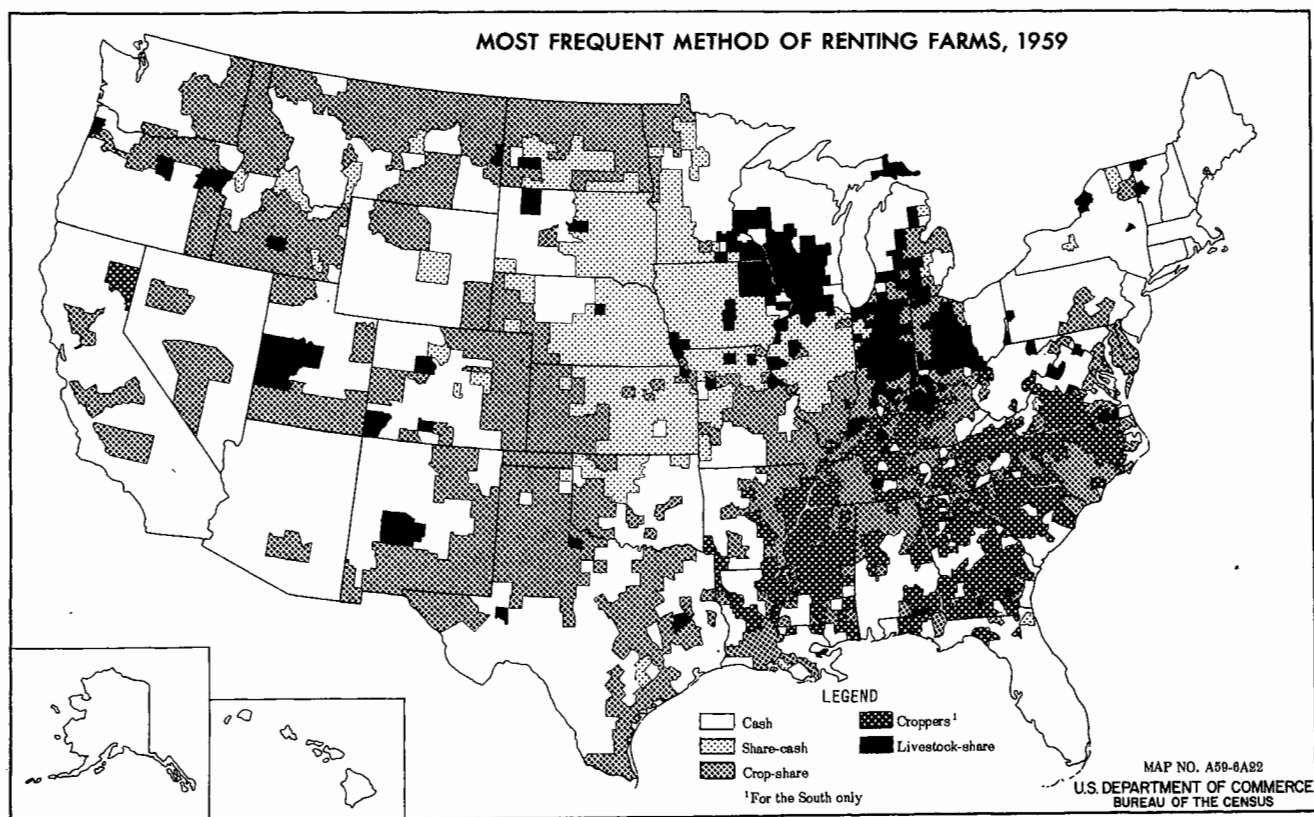
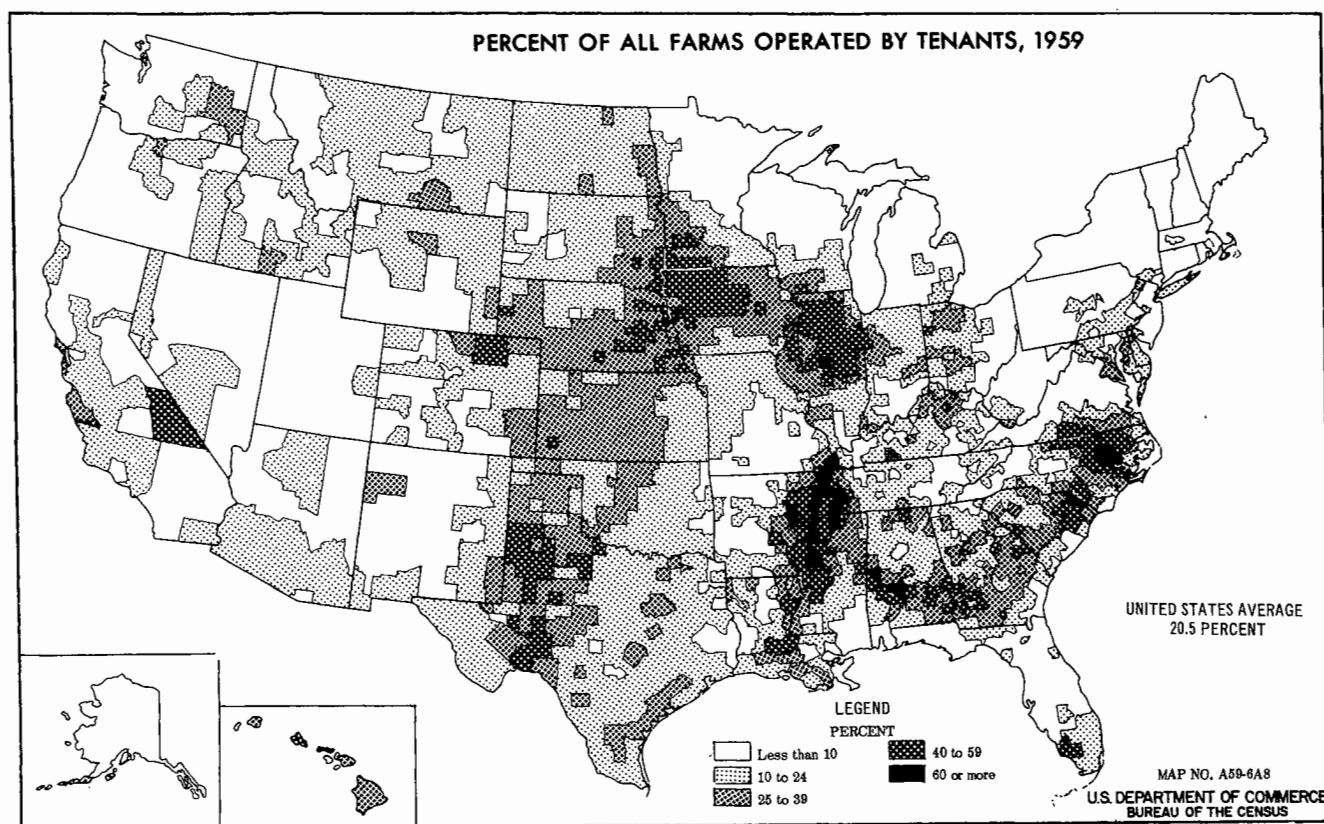
The proportion of farms operated by tenants in the United States climbed steadily from 25.6 percent in 1880 to a high of 42.4 percent in 1930. After 1930 the percentage of tenant farms declined rapidly, especially in the forties and the fifties. By 1959 only 19.8 percent of all farms were operated by tenants.

Tenant farms have always been most heavily concentrated in the cotton- and tobacco-producing areas of the South, primarily as a result of the large number of small sharecropper farms associated with the production of these two crops. But as the production of cotton and tobacco has become more mechanized and less labor-intensive, farms have grown in size and decreased in number. With the disappearance of many small sharecropper farms, tenancy in the South has dropped sharply since 1935.

The North Central region also has had a relatively high proportion of tenancy over the years. The highly productive cash-grain areas of east-central Illinois and northwest Iowa represent areas of high tenancy in this region. Tenancy rates have not declined as much in the North Central region as in the South since 1935. If the present trends continue, the North Central region will soon surpass the South as the region with the highest proportion of tenancy.

Tenancy has been lower and relatively more stable in the Northeast and in the West over the years than in the South and the North Central region. In 1959 only one out of 16 farms in

A GRAPHIC SUMMARY



the Northeast was a tenant farm, and only one out of eight farms in the West was operated by a tenant.

Most frequent method of renting by tenants.—In selecting a type of lease, landlords and tenants are influenced by the prevailing method of renting in the locality; this is partly determined by such factors as type of farming, resources of tenants and landlord, variability of weather, expectations of production costs

and product prices, and customs of the community.

In most counties, a share of the farm products is paid as rent. A system of share rent permits the risk of production to be shared by both the landlord and the tenant. It also is advantageous to the landlord in that share rents permit landlords to gain immediate returns from higher yields as a result of new production methods.

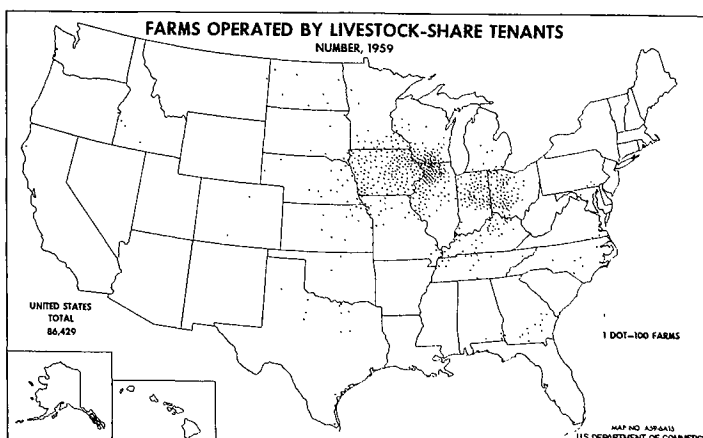
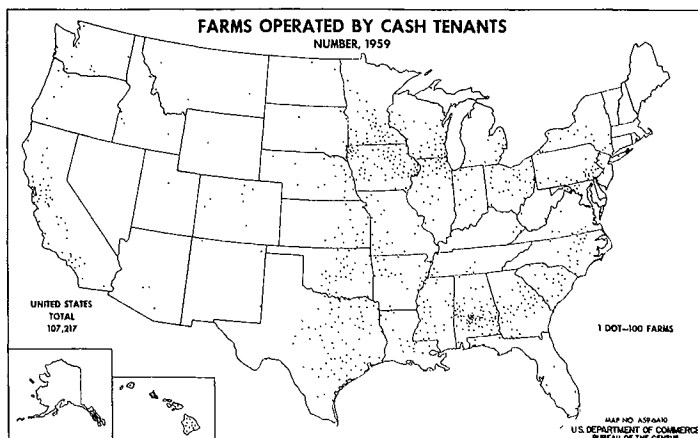
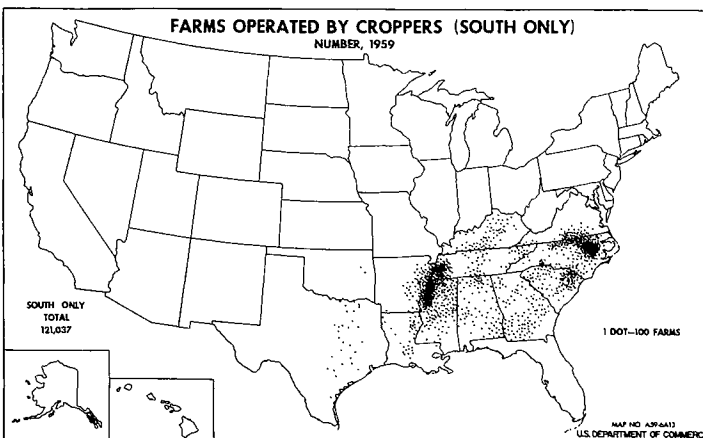
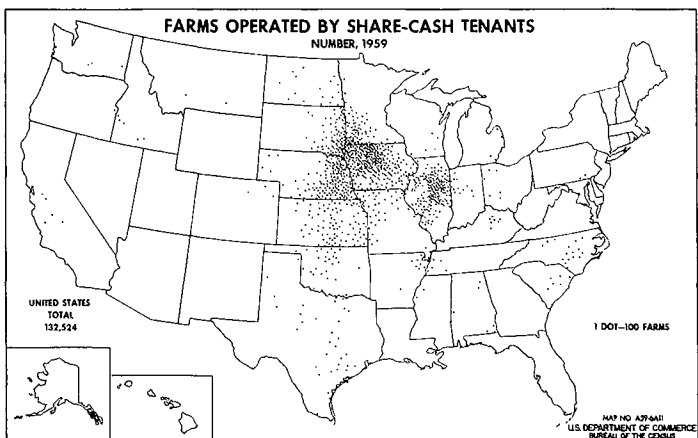
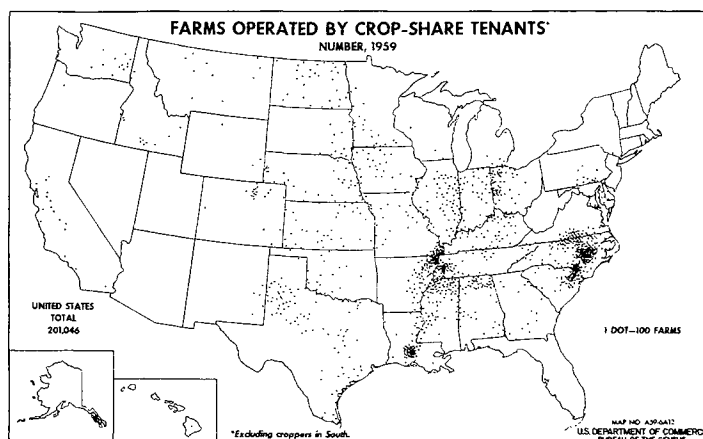
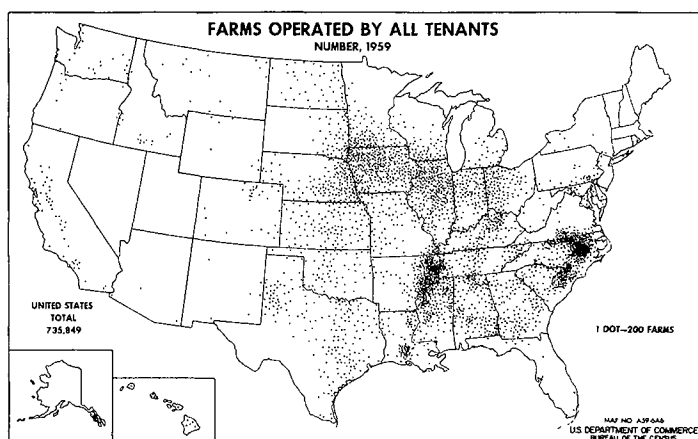
Cash leases are used most frequently for part-time or residential farms, for grazing land, and for crops with relatively stable yield patterns that decrease risk. In 1959 cash renting was the dominant method of renting in the relatively less productive areas and in areas of high industrial activity. It was the most common method in most of the counties of the Northeast and in the adjacent areas of Maryland, West Virginia, and Ohio where the topography is not well suited to crop production; in the Gulf Coast area from Florida to Louisiana; in the cutover timber area of northern Wisconsin and Minnesota; in most counties extending from southwest Texas through the Ozark Mountain area into lower Missouri; and in broad areas throughout the West.

Share-cash leases predominated in most of the counties in areas of high productivity in the North Central region and in a few other widely scattered areas. Share-cash tenants generally engaged in some livestock production and paid a rent comprising a proportion of their grain crops and a fixed cash amount for buildings, pasture, or meadowland.

Crop-share arrangements were the most frequently used method of renting farms in which staple crops such as grains, cotton, and tobacco were grown. This type of renting predominated in scattered areas throughout the Southeast and East North Central States, and in broad areas of the Great Plains and the Far West.

Livestock-share leases are used in areas particularly suited to the production of feed grains and livestock or livestock products. In 1959 this type of lease was dominant in central Ohio, northern Indiana, the dairy area of southwest Wisconsin, and adjacent areas in Illinois, Iowa, and Minnesota.

The cropper system developed in the South where soil, climate, and labor supply were particularly suited to the production of cash crops with relatively large labor requirements. In 1959 the cropper system was still the predominant rental arrangement in the tobacco-producing areas of the South, as well as in many of the cotton-producing counties along the Mississippi River and nearby areas.



The number of tenant farms.—In 1959 only 735,849 farms in the United States were operated by tenants. This is the smallest number since tenant farms were first enumerated by the census in 1880, and 2.1 million less than the peak number in 1935. Not only is this the smallest number of tenants in the history of the census, but it also represents the smallest percentage of tenant farms.

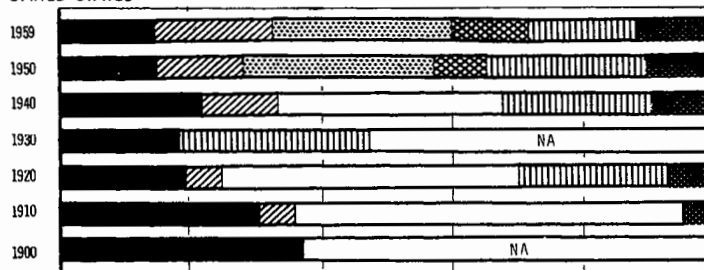
Crop-share tenants operated 201,046 farms in 1959, or approximately one-fourth of all tenant farms in the entire United States. Share-cash tenants were the second largest tenant class, with 132,524 tenants classified in this group. The cropper system is reported only in the South. The sharp decline in cropper units between 1950 and 1959 moved sharecropper arrangements from second to third position in the class ranking of tenant farms. Cash tenants were the fourth largest class, operating 107,217 farms, or one in seven of all tenant farms. The livestock-share lease was the least used of all rental arrangements. Only 86,429 tenant farms were leased under this arrangement.

Changes in class of tenant.—The improved methods of agricultural production that were adopted during the last decade have contributed to changes in the pattern of rental arrangements. Farms operated by all tenants declined from 1,447,455 in 1950 to 735,849 in 1959, a decrease of nearly 50 percent. The sharp drop in number of tenant farms affected some classes of tenants more than others.

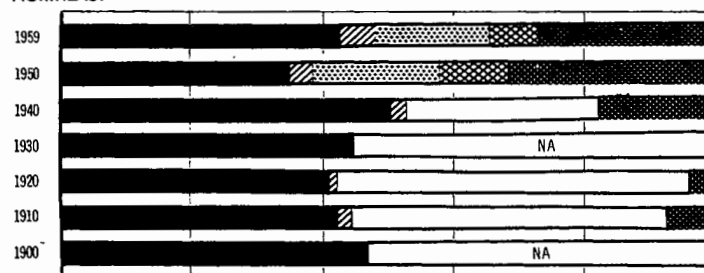
Between 1950 and 1959 the proportion of cash tenants remained almost unchanged at approximately 15 percent. However, the proportion of tenants who paid a share-cash rent increased to 18.0 percent in 1959, a rise of almost 5 percent since 1950. The wide adaptability and popularity of the crop-share lease is evident in the relatively high proportion of tenants using this type of lease. In 1959, 27.3 percent of all tenants used a crop-share lease compared with 29.0 percent in 1950. Livestock-share tenants are becoming relatively more important. The production of tenants using this type of lease increased from 8.0 percent in 1950 to 11.7 percent in 1959. Sharecroppers have decreased to the lowest proportion of all tenants since 1920, the first census this group was separately classified. In 1959 sharecroppers represented only 16.4 percent of all tenants. The decline in sharecropping is even more noticeable when only tenants in the South are considered. There, sharecroppers dropped from 38.3 percent of all tenants in 1950 to 33.0 percent in 1959.

DISTRIBUTION OF TENANT OPERATED FARMS, BY CLASS OF TENANT, FOR THE UNITED STATES AND REGIONS: 1900 TO 1959

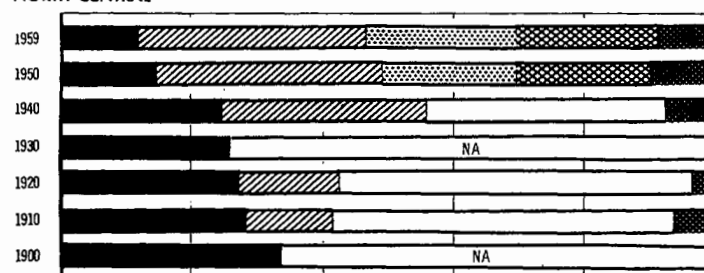
UNITED STATES



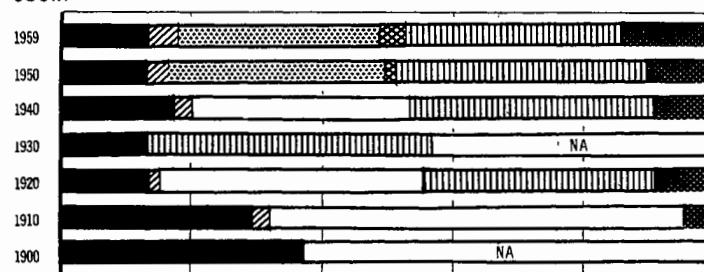
NORTHEAST



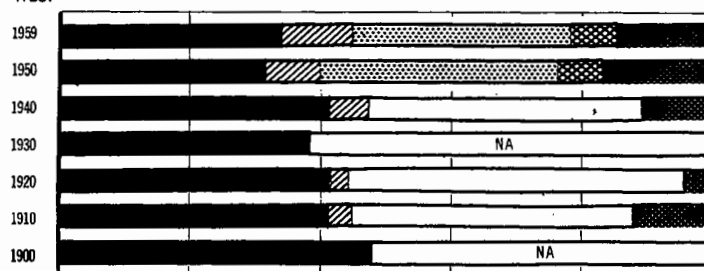
NORTH CENTRAL



SOUTH

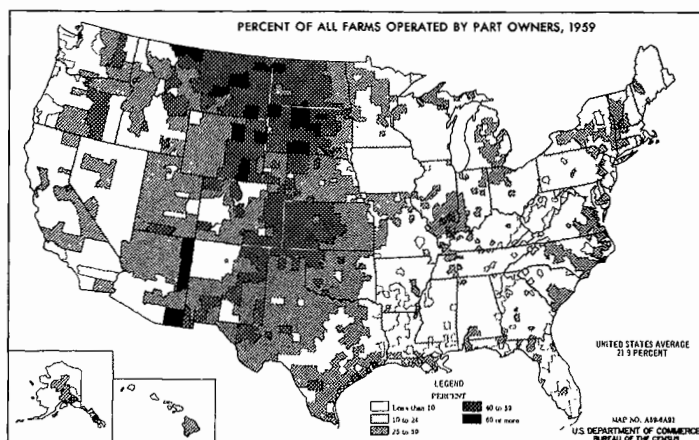


WEST



Percent
 Cash Share-cash Crop-share Livestock-share
 Other classes of tenants Croppers Other and unspecified
 NA Not available

Part ownership is a means by which a tenant with limited capital can seek to increase his security of tenure and begin to acquire some equity in the land he operates. In addition to this use of part-owner arrangements as a first step in owner-operatorship,



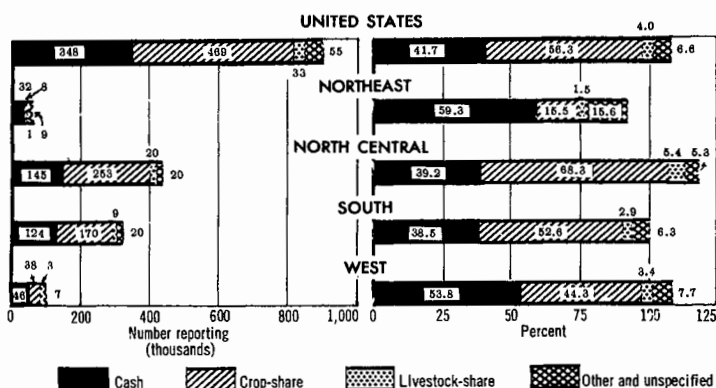
PART-OWNER FARM OPERATORS

Part-owner operations have become the dominant tenure form in U.S. agriculture. Their importance is greater than their number would suggest. Part owners generally operate larger farms than either full owners or tenants; even though they account for only 22.5 percent of all farms, they operate 44.8 percent of all the farmland. This is just 0.6 percent less than the combined acreage of full owners and tenants.

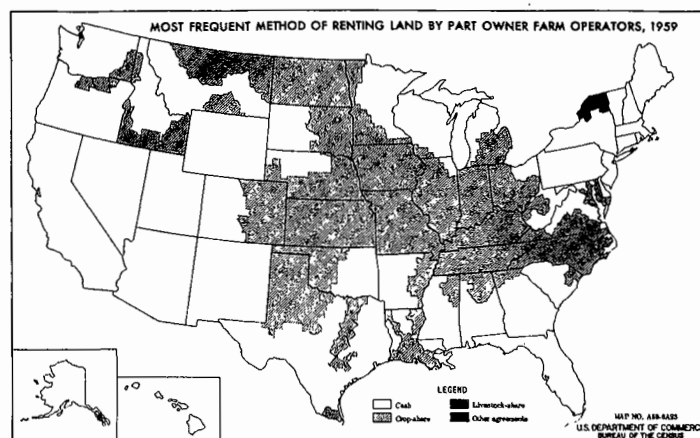
there is another reason which helps explain the growing use of part-owner arrangements. The rapid technological advances in agriculture have permitted many farmers to expand their farm business to make more effective use of land, labor, and capital. This expansion frequently requires a larger amount of equipment and livestock as well as additional land. Some full owners who decide to expand their operations by operating more land may choose to keep their level of working capital high and rent additional land. In this way part ownership becomes a means by which full owners expand their operations without tying up needed funds in real estate. The pressure to expand farm operations affects part owners as well and they may elect to rent additional land instead of completing purchase of their present farms. Thus, the part-owner group grows because of the movement of both tenants and full owners into the group and because part owners remain in it for longer periods of time.

The number of part-owner farms.—Part-owner farms represented about 10 percent of all farms in each census from 1900 to 1940. By 1959, however, the proportion of part-owner farms had increased to about 23 percent. In 1959 there were 834,470 part-owner farms in the United States. This is an increase of 8,800 farms from 1950 but a decrease of about 34,000 from the peak year of 1954. The Great Plains was the area where the highest proportion of farms were operated by part owners.

PART OWNERS REPORTING SPECIFIED RENTAL ARRANGEMENTS, FOR THE UNITED STATES AND REGIONS: 1959



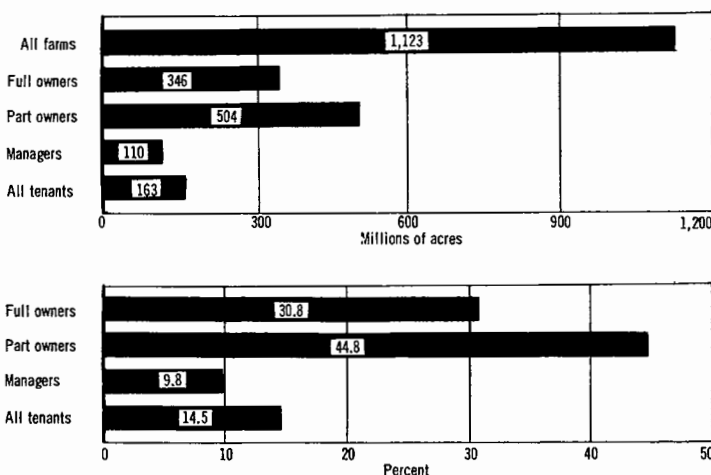
Most frequent method of renting by part owners.—In 1959 cash renting was the dominant method of renting by part owners in the Northeast, in most of the Gulf States in the South, and throughout much of the grazing area in the West. Crop-share leases predominated in the cash-crop producing areas of the South and of the North Central region. The areas in which part owners most frequently used crop-share leases tended to coincide in a general way with the areas in which tenants used either share-cash or crop-share leases.



TENURE OF FARMLAND

Use rights of farmland.—Farm operators may gain access to farmland in three different ways: through ownership, through rental arrangements, or through management contracts. The distribution of land among tenure groups is quite different from the proportion of operators associated with each of the tenure groups. In 1959 full-owner operators accounted for 57.1 percent of all farmers, but they operated only 30.8 percent of the farmland. This wide difference is partly explained by the fact that many of the full-owner farms were part-time or residential farms. Also, 24.0 percent of the full owners were over 65 years of age. Many of these farmers had curtailed their operations and were operating smaller units than part owners or tenants. A different relationship existed for the part-owner group. Part owners accounted for 22.5 percent of all farms, but they operated 44.8 percent of all the land in farms. A large proportion of the part owners were located in the Great Plains, where farms are generally large.

LAND IN FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1959



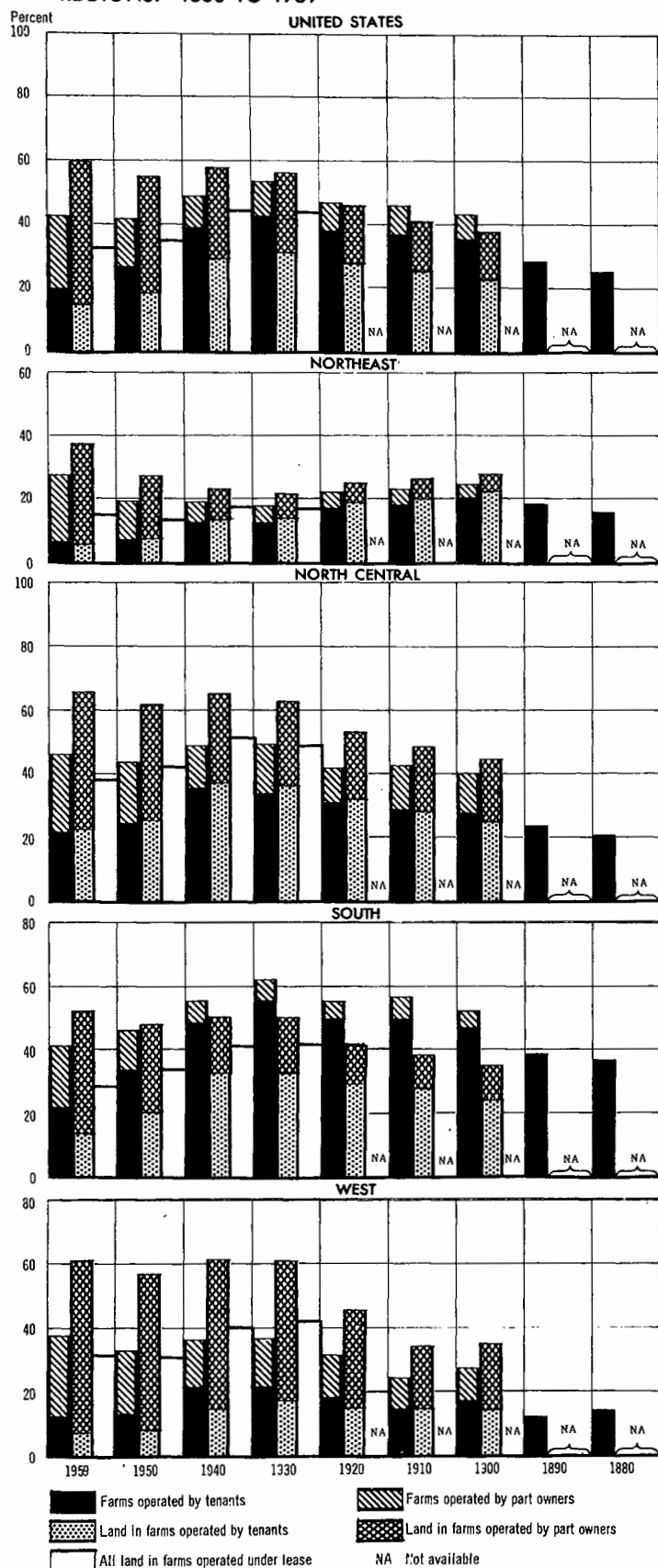
Manager-operated farms also contained a disproportionately large acreage of farmland. Only 0.6 percent of the farm operators were managers, but they operated 9.8 percent of the land. Manager farms tend to be large-scale operations with large acreages. The average size of manager-operated farms was nearly 20 times the average size of all farms.

The tenant group accounted for 19.8 percent of all farms in the United States, but their farms contained only 14.5 percent of the farmland. The heavy concentration of small tenant farms in the cotton- and tobacco-producing areas of the South was primarily responsible for the low proportion of land in tenant farms. The small cropper and crop-share farms of the South, however, were partially offset by the larger than average farms of the cash tenants in the North Central region and the West.

Changes in amount of land under lease.—In spite of the sharp drop in tenancy in the last decade, the decline in the proportion of farmland under lease has been small. Number of tenant farms declined by nearly 50 percent, while land under lease decreased by only 11 percent. In 1959 approximately 382 million acres, or one-third of the farmland, was operated under leasing arrangements.

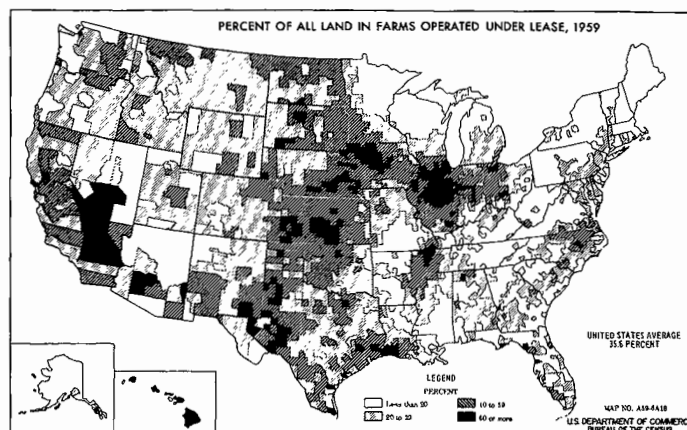
Land in farms operated by tenants increased steadily from less than one-fourth of all farmland in 1900 to nearly one-third in 1935, the peak year for both tenant-operated land and all land operated under lease. After 1935 the land in tenant farms declined, especially during the 1940's. By 1959 only 14.5 percent of the farmland was operated by tenants.

PERCENT OF FARMS AND FARMLAND OPERATED BY PART OWNERS AND TENANTS, AND PERCENT OF TOTAL FARMLAND UNDER LEASE, FOR THE UNITED STATES AND REGIONS: 1880 TO 1959



The growing importance of part owners is observed in the fact that they rented approximately 218.6 million acres compared with 163.2 million acres rented by tenants. In 1959 part owners exceeded tenants for the first time both in number of operators and in acreage rented. From 1930 to 1959 the proportion of all farmland leased and operated by part owners increased from 12.7 to 19.5 percent.

In general the trend within each of the four regions tends to correspond to the trend for the entire United States. In the Northeast, both tenancy and part-owner operations are quite low; together tenants and part owners rented 14.4 percent of the farmland in 1959. The North Central region has a relatively high proportion of tenancy and part-owner operations, with about 38 percent of the farmland in this region operated under some form of leasing arrangement. In the South, tenant farms and land in tenant farms dropped more than 50 percent between 1930 and 1959, but all land under lease declined by only one-third during this period, as part-owner operations became more numerous. Part owners have been the largest operators of leased land in the West since 1930. The proportion of all farmland that they lease remained fairly constant since 1930, at about one-fourth. Thus, the drop in all land under lease in the West is due to the drop in land rented by tenants.

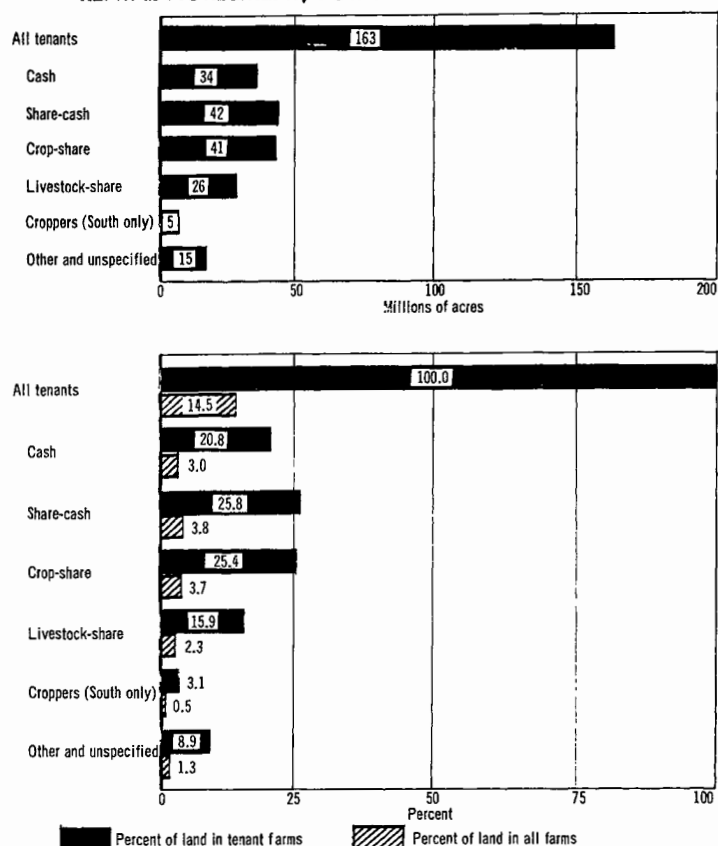


Geographic distribution of leased land.—The proportion of leased land within different areas of the Nation tends to correspond with the relative productivity of the land in the area. In areas of high productivity and high land values, operators with limited capital seek rented land. This permits them to operate more land than would be possible if they chose to own all of their resources and operate smaller farms. The highest proportions of leased land (40 percent or more) are found in the grain-producing, livestock-feeding areas of the North Central region and also in areas of intensive cash-crop production in the other regions. An exception to the direct relationship between high productivity and high proportion of leased land is noted in the West, where large amounts of low-producing land are rented for grazing purposes.

Land farmed by various classes of tenants.—In 1959 tenants operated approximately 163.2 million acres of farmland, or about 14.5 percent of all farmland in the United States. Most of this land, 70.2 percent, was leased under some form of share arrangement, including share-cash leases, crop-share leases, livestock-share leases, and sharecropper agreements. The proportion of rented land operated by tenants under share leases has remained virtually unchanged from the 70.5 percent recorded in 1950, notwithstanding the sharp drop in number of tenant farms between 1950 and 1959.

Share-cash tenants were the second most numerous class of tenants (18.0 percent), but rented more land than any other

PERCENT OF ALL LAND OPERATED BY TENANTS, BY TYPE OF RENTAL AGREEMENT, FOR THE UNITED STATES: 1959



class. These tenants rented 42.1 million acres of farmland, or 25.8 percent of all tenant-operated land. Share-cash tenants were located primarily in the cash-grain areas of north-central Illinois, northwestern Iowa, and eastern Nebraska, where farm size averaged somewhat larger than in the United States as a whole.

Crop-share tenants rented nearly the same amount of land as the share-cash tenants. About 41.5 million acres were rented under crop-share leases, or 25.4 percent of all land operated by tenants. This type of lease is widely used throughout the United States, but it has been used particularly in the Coastal Plain areas of North Carolina and South Carolina, and along the Mississippi River.

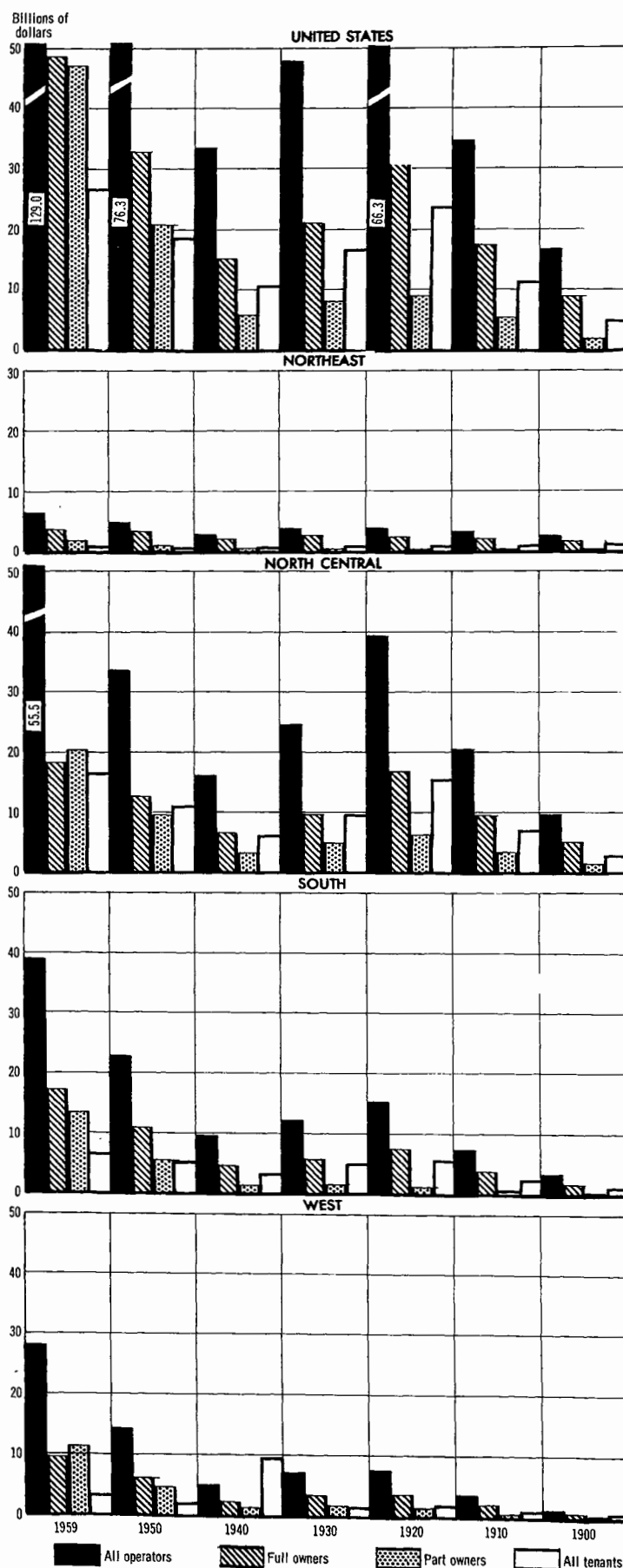
Livestock-share tenants operated 25.9 million acres of farmland, or 15.9 percent of the tenant-operated land. The livestock-share leasing is found almost exclusively in the North Central region.

Sharecroppers in the South farmed 5.1 million acres in 1959. This represents a drop of 9.1 million acres in sharecropper farms since 1950 and is the lowest acreage ever reported by the census for this type of rental arrangement. Land in sharecropper farms declined from 6.7 percent of all tenant-operated land in 1950 to 3.1 percent in 1959. Sharecropper land accounted for less than one-half of one percent of all farmland in the United States in 1959.

Cash tenants rented 34.0 million acres of farmland in 1959, or about one-fifth of all tenant-operated land. Cash tenants were widely distributed across the United States and accounted for about one-seventh of the tenant operators.

Other and unspecified types of leases were not insignificant. They accounted for 8.9 percent of the land operated by tenants, or 14.6 million acres. Tenants in this category include those who paid a fixed quantity of product, those who maintained the land rent-free, and those whose rental payments were unspecified.

VALUE OF LAND AND BUILDINGS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1900 TO 1959



VALUE OF LAND AND BUILDINGS

Farm real estate value.—The total value of land and buildings rose to an all-time high of \$129 billion in 1959. This was almost twice as high as the cyclical peak in 1920 and more than seven and one-half times as great as the total value of \$16.7 billion in 1900. The aggregate value of land operated by each tenure group has increased since 1940, but changes in the amount of land operated by the different tenure groups have changed the proportionate value of land controlled by each group.

Land operated by full owners continued to account for the largest proportion of total value of land in farms though the proportion declined from 43 percent in 1950 to about 36 percent in 1959. Part owners were nearly equal to the full owners in 1959, an increase from 27 percent in 1950. This is another indication of the growing importance of part owners. The proportionate value of land operated by tenants had decreased from 35.9 percent in 1920 to about 24 percent in 1959.

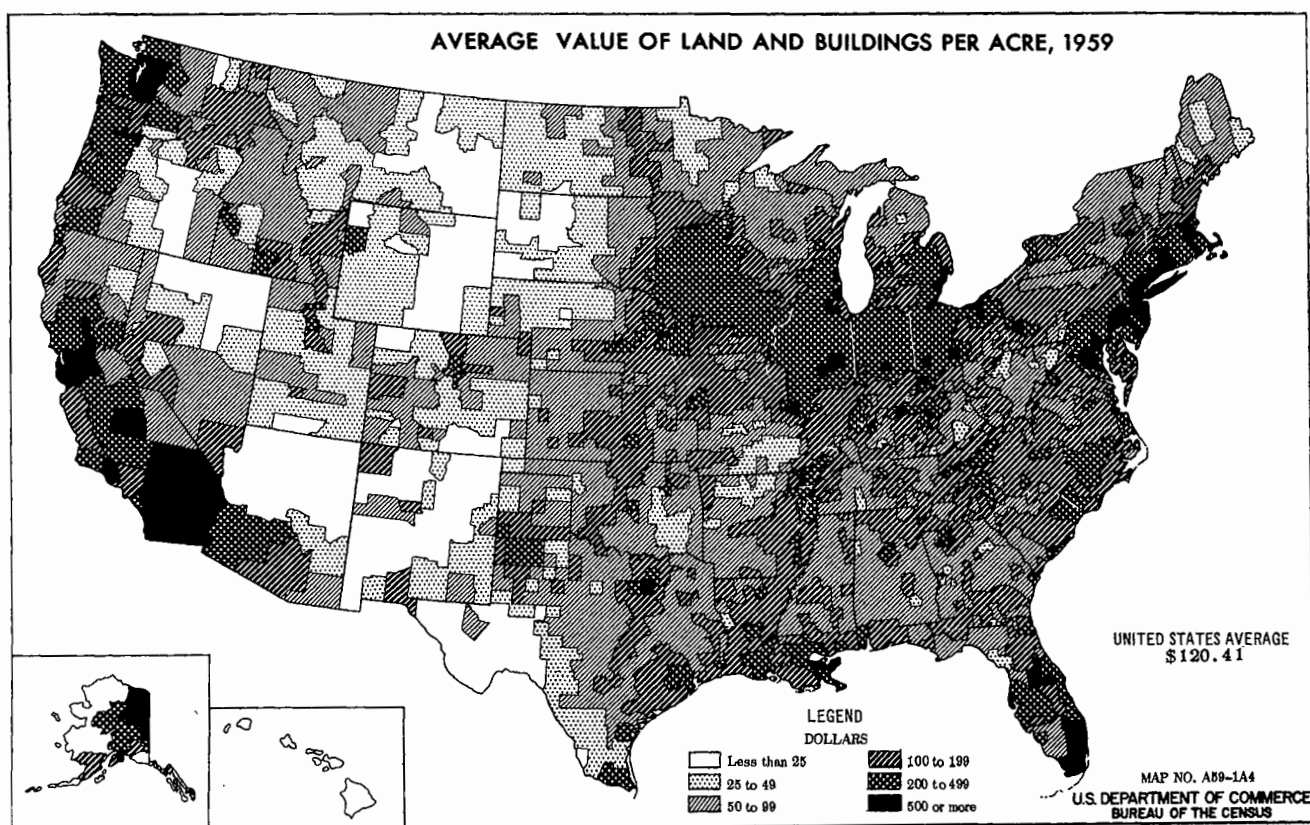
For the Nation as a whole, the value of land in full-owner farms in 1959 was slightly greater than the value of land operated by part owners. However, in both the North Central region and the West the value of land in part-owner farms exceeded that of

land in full-owner farms. If present trends continue, part owners will soon be the tenure group with operational control of the largest proportion of land value as well as of the largest proportion of land area.

Value of land and buildings per acre.—Areas of highest average value per acre of farm real estate were near metropolitan centers, in the more productive areas of the Corn Belt, and in irrigated and specialty-crop areas of the West. Land of lowest value per acre was found in the range areas of the West.

In 1959 the average value of farmland in the United States was \$120.41 per acre, an increase of more than 80 percent since 1950. Tenant-operated farms had the highest value of \$163.29 per acre; full-owner farms were next with \$140.85 per acre, followed by part-owner farms with \$94.31; manager farms were last with an average value of \$76.34 per acre.

Among the tenant operated farms, the highest average value per acre was \$194.37, reported by livestock-share tenants. All tenant classes except cash tenants farmed land with a higher average value per acre than the average of all farmland in the United States.



Average value of land and buildings per farm.—The average real estate value per farm varies widely between different tenure groups. These variations are primarily a result of large differences between the average farm size of the various tenure groups. For the Nation, the average value of land and buildings of part-owner farms amounted to \$56,700 in 1959. This was 152 percent greater than for full-owner farms and about 57 percent greater than for tenant-operated farms. The average valuation of \$36,200 for tenant farms was about 60 percent greater than the average value of full-owner farms. The comparatively low average value of \$22,500 for full-owner farms can be partly attributed to the large number of small part-time and part-retirement farms that are included in the full-owner group. The average value of all full-owner farms was about \$10,000 less than the average value of commercial full-owner farms.

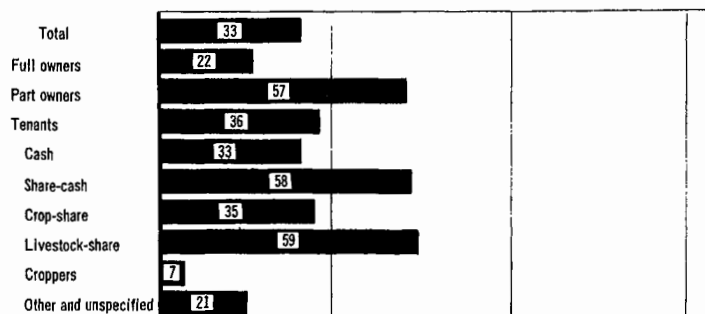
Another factor which contributes to differences in average farm values among tenure groups is the tendency for the more productive land with high valuation to be operated under a leasing arrangement. This relationship is indicated by the fact that although farms operated by tenants were 36 percent larger than full-owner farms their average value was 60 percent greater. Within the part-owner group, however, farms having relatively low rented acreage with high land valuations are offset by the larger acreages of relatively low-value grazing land that part owners rent in the Great Plains.

The average value of share-cash farms was greater than the average value of livestock-share farms in all regions except the North Central, where livestock-share farms had the highest average value.

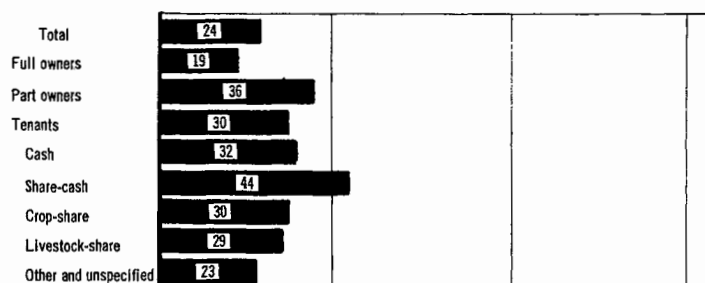
Cropper farms had the lowest average value of all tenure groups, with an average value of \$7,000. This reflects the small size of cropper farms and the lack of extensive improvements.

AVERAGE VALUE OF LAND AND BUILDINGS PER FARM, BY TENURE OF OPERATOR, FOR ALL FARMS IN THE UNITED STATES AND REGIONS: 1959

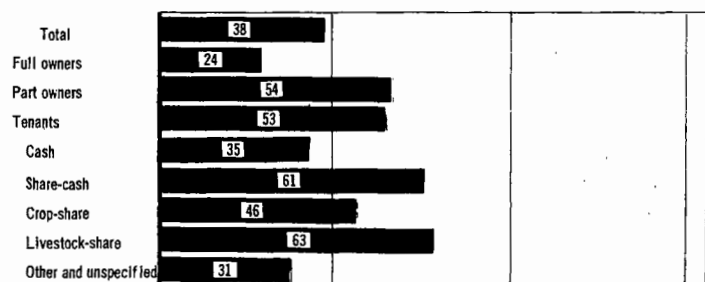
UNITED STATES



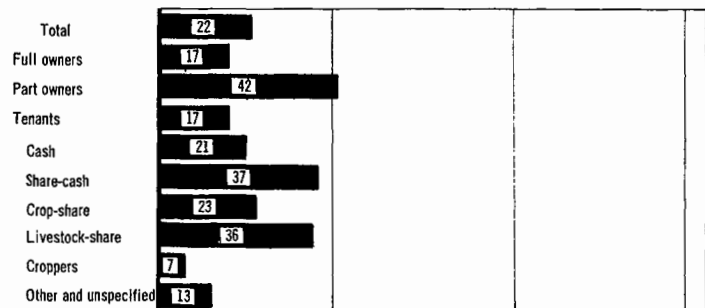
NORTHEAST



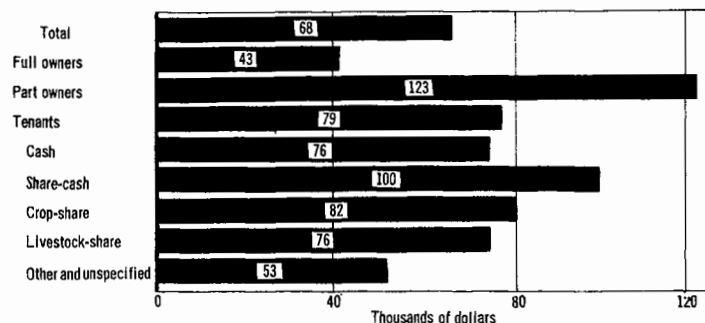
NORTH CENTRAL



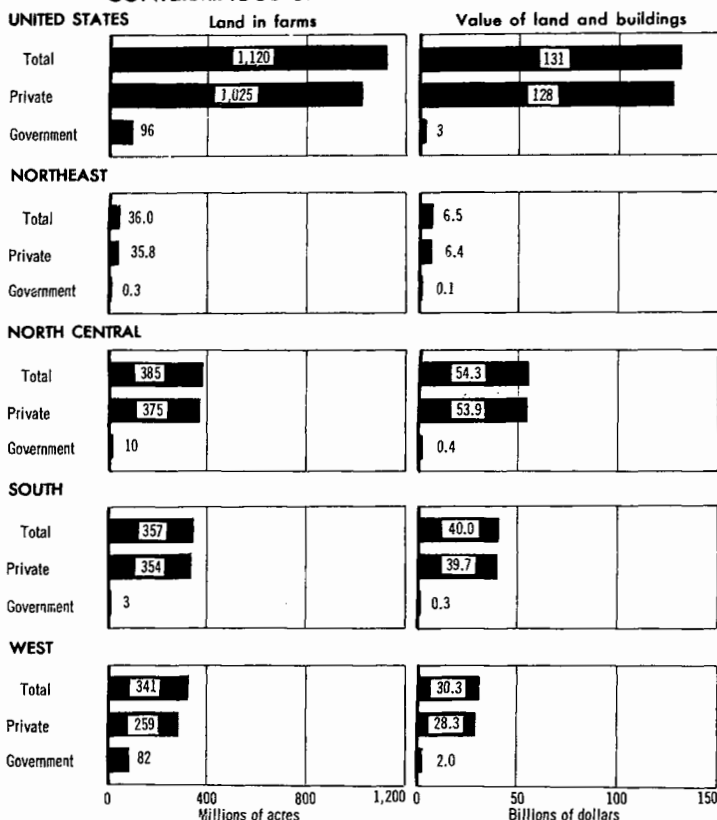
SOUTH



WEST



LAND IN FARMS AND VALUE OF LAND AND BUILDINGS, PRIVATELY OWNED AND GOVERNMENT OWNED, FOR THE CONTERMINOUS UNITED STATES AND REGIONS: 1961



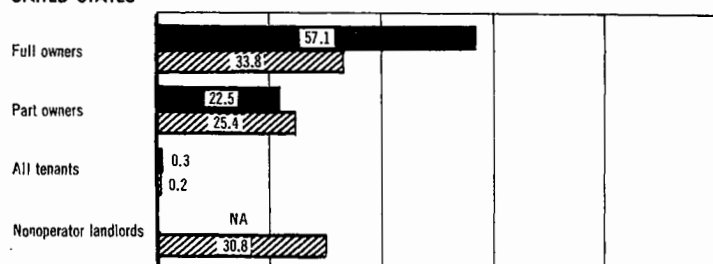
LAND OWNERSHIP

Public ownership.—Most of the land in the United States has at some time been owned by the Federal Government, with the exception of the land of the original Thirteen Colonies, Texas, and Hawaii. Much of this land was disposed of to States, schools, railroads, and individuals to promote the settlement and development of the country, and most of the land now under the direct control of the Federal Government is used for grazing, wildlife, watersheds, and recreation, or is in institutional uses.

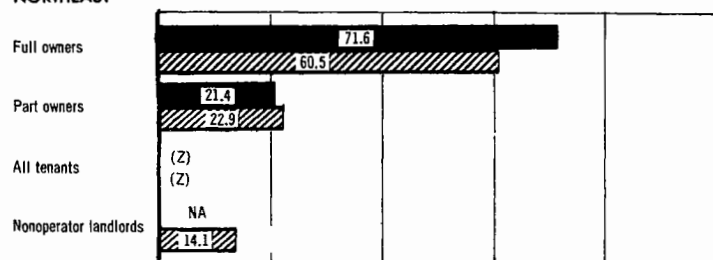
Approximately one-third of the 2,271 million acres of land in the entire United States is owned by the Federal Government. However, only 8.5 percent of the farmland in the conterminous United States is publicly owned. Approximately 85 percent of this farmland is located in the West and is devoted almost entirely to grazing.

**PERCENT OF FARMS AND LAND OWNED, BY TENURE OF OWNER,
FOR THE UNITED STATES AND REGIONS: 1959**

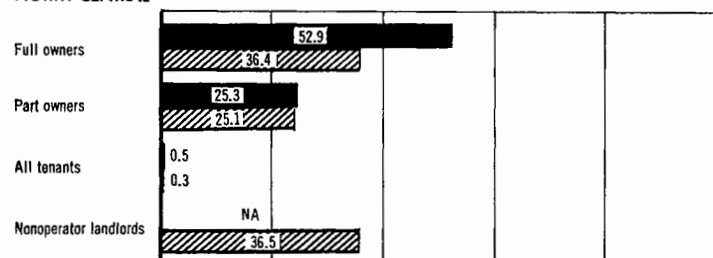
UNITED STATES



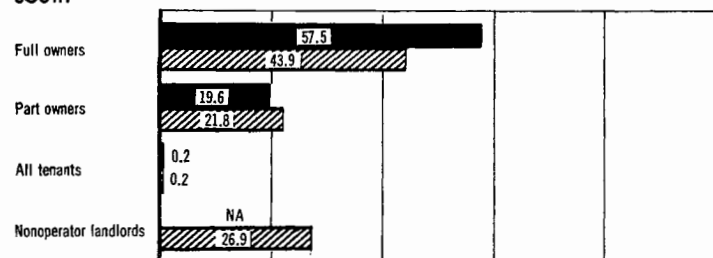
NORTHEAST



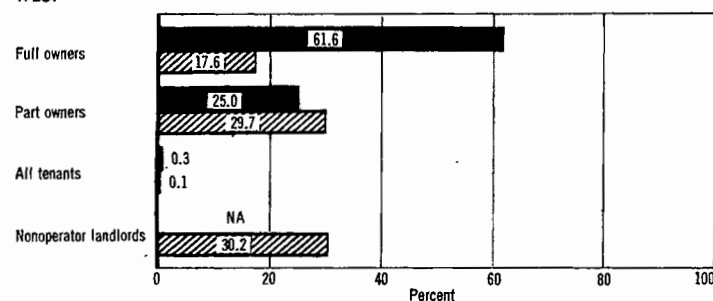
NORTH CENTRAL



SOUTH



WEST



■ Farms ▨ Land owned NA Not available Z Less than 0.1 percent

Private ownership.—In 1959 slightly over 75 percent of the farms, including 60 percent of the farmland, were owned by owner-operators. The remaining owners were nonoperating landlords, corporations, and a small number of tenants who rented out all of the land they owned. The disparity between the proportion of owner-operators and the proportion of land owned by them is primarily due to the large number of full owners with smaller than average farms used as part-time or part-retirement farms. Full owners accounted for 57.1 percent of the farms, but they owned only 33.8 percent of the farmland. On the other hand, part owners owned a slightly larger proportion of land than of farms. They owned 22.5 percent of the farms and 25.4 percent of the farmland. These general relationships held for each of the four regions as well as for the United States as a whole. The largest difference in proportion of farms owned and land owned was in the West, where full owners accounted for 61.6 percent of the farm operators, but owned only 17.6 percent of the farmland.

In the 1959 census information about nonoperator landlords was obtained indirectly from the tabulated data of the four major tenure groups. Thus, it was impossible to determine the number of nonoperator landlords because some owned more than one farm and some rented farms had more than one landlord. However, it was possible to obtain the total amount of land owned by nonoperator landlords. For the United States as a whole, nonoperator landlords owned 30.8 percent of the farmland. Among the regions, the proportion ranged from 14.1 percent in the Northeastern region to 36.5 percent in the North Central region.

Section II.—PRODUCTION

(19)

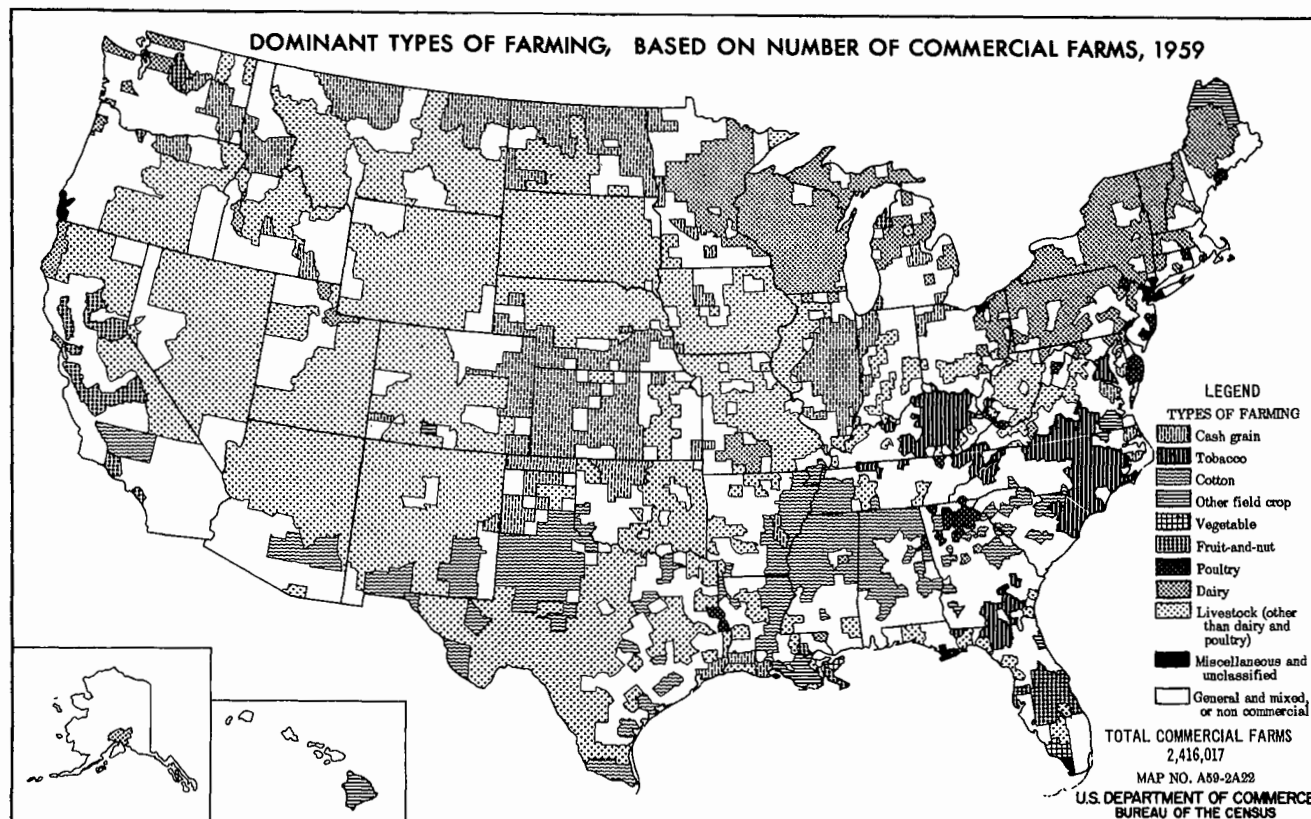
A GRAPHIC SUMMARY

TYPE OF FARMING

The type of agricultural production that develops in particular areas is influenced by such physical factors as rainfall, availability of irrigation water, temperature, soil, and topography. The low rainfall and lack of widespread irrigation facilities in the Rocky Mountain States and Great Plains are largely responsible for the dominance of wheat production on the arable land and grazing on land less suited to crop production. Wide variations in temperatures from north to south have caused short-season vegetable crops to be grown in Alaska and citrus fruits to be

grown in the subtropical areas of the southern United States. Soils differ widely across the United States from the relatively infertile sandy soils of the Southwest to the rich alluvial soils of the Mississippi Delta.

Economic factors such as population migration, transportation facilities, consumer preference for commodities, and costs of production also influence type of farming. Changes in these economic factors help to explain changes over time in the type of production in particular areas.



Types of farms.—In the 1959 census, farms were classified by type on the basis of the sales of a particular farm product or group of farm products that accounted for 50 percent or more of the total value of all farm products sold. If the sales from one farm product group did not represent 50 percent of the total farm sales, the farm was classified as "general."

Cash-grain farms were located in east-central Illinois, the northern and south-central area of the Great Plains, west-central Idaho, and southeast Washington. The 398,047 commercial grain farms were about evenly divided among tenure groups—full owners operated 30.3 percent, part owners 37.6 percent, and tenants 31.9 percent.

Tobacco farms have traditionally been associated with share-cropper operations, but in recent years full owners have become more important. Of the 190,057 commercial tobacco farms, tenants operated 40.8 percent, full owners 35.3 percent, and part owners 28.8 percent.

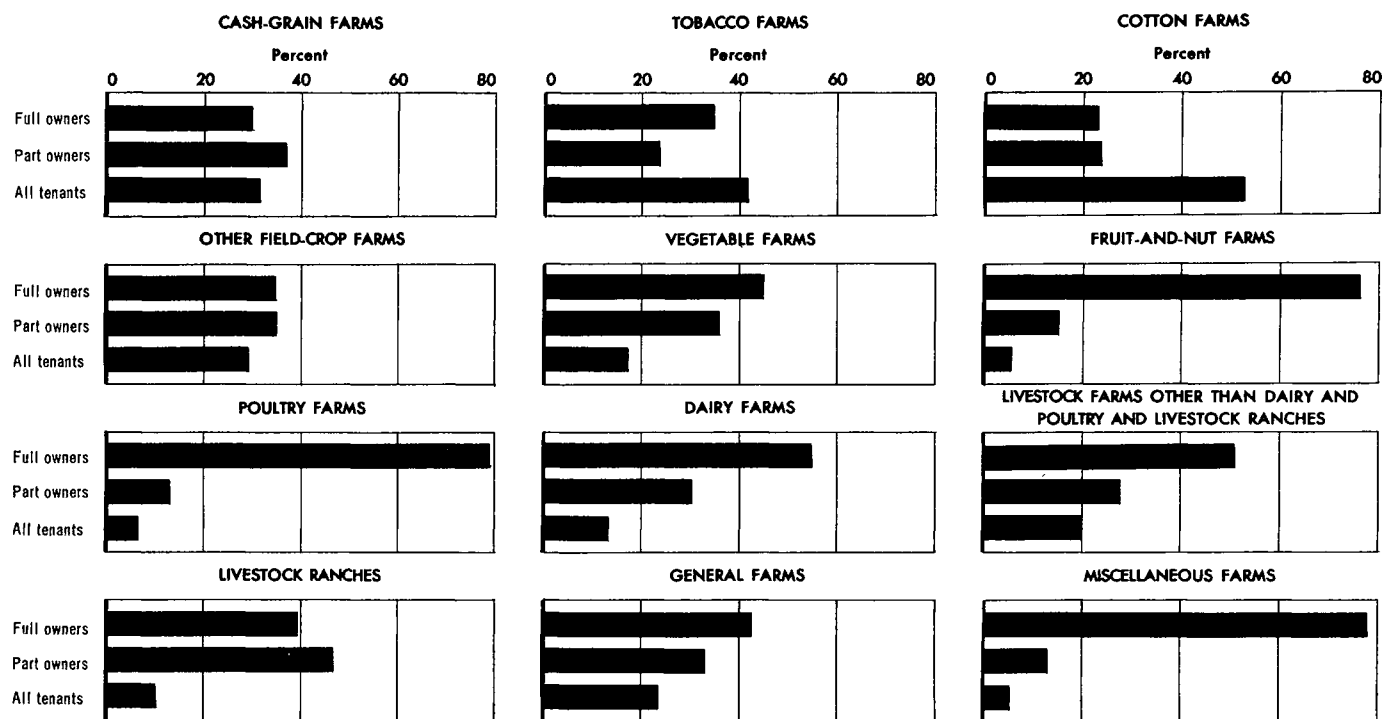
Cotton farms have become greatly mechanized in the past decade. As a result, the number of small cotton farms in the South has been greatly reduced and much of the production of cotton has been shifted to the irrigated areas of the Southwest. In spite of a decline in the number of commercial cotton farms from 1950 to 1959, the proportion of tenant-operated cotton farms remained quite high. In 1959, 52.5 percent of the cotton farms were tenant-operated, 23.2 percent were operated by full owners, and 23.9 percent by part owners.

Other field-crop farms such as potato, peanut, coffee, sugarcane, and sugar beet farms, predominate in relatively small localized areas. Potato farms predominate in northern Maine, peanut farms in southeast Virginia and southwest Georgia, and sugarcane farms in the lower delta area of Louisiana and in Hawaii. Peanut farms are associated with a higher proportion of tenancy, while potato, sugarcane, and sugar beet farms are operated to a greater extent by owners. The variety of these crops creates a mixed tenure pattern. In 1959 full owners and part owners each operated about 35 percent of these farms, and tenants operated nearly 30 percent.

Vegetable farms generally involve intensively operated low-acreage farms that require a high degree of supervision and management. Therefore, most of these farms are operated by owners. Of the 21,912 commercial vegetable farms reported in 1959, full owners operated 44.9 percent, part owners operated 36.0 percent, and tenants operated only 17.6 percent.

Fruit-and-nut farms are another group of specialty farms that require a large amount of close supervision. In addition, a long waiting period is involved between tree planting and the first harvest. For these reasons fruit-and-nut farms are not well adapted to tenant operation. In 1959 only 5.3 percent of these farms were operated by tenants compared with 76.1 percent operated by full owners and 14.9 percent by part owners. Manager-

PERCENT DISTRIBUTION OF COMMERCIAL FARMS FOR EACH TYPE OF FARM, BY TENURE OF OPERATOR FOR THE UNITED STATES: 1959



operated farms accounted for 3.7 percent of the farms and for an even higher proportion of their output.

Dairy farms and livestock farms other than dairy and poultry farms combined account for over two-fifths of all commercial farms in the United States. The tenure patterns of dairy farms and livestock farms other than dairy and poultry are very similar. The large capital requirements in the form of buildings and equipment make them more adapted to owner than to tenant operation. Full owners reported slightly over 50 percent of the dairy and livestock farms and part owners 30 percent of the dairy farms and 28 percent of the livestock farms other than dairy. Tenants reported 13.8 percent of the dairy farms and 20.1 percent of the livestock farms.

Poultry farms predominate in southeastern New Jersey, the Delaware and Maryland parts of the Delmarva Peninsula, north-central Georgia, and a few scattered counties in other States. Because poultry production requires relatively large amounts of capital in relation to the quantity of land, it is to be expected that tenancy would be low in this type of production. In 1959 tenants operated only 6.2 percent of the poultry farms, while full owners operated 79.4 percent and part owners operated 13.1 percent.

There were 67,159 livestock ranches in 1959, located primarily in grazing areas of the Great Plains and the West. As these operations frequently are quite extensive and require large amounts of capital, owners dominate in the tenure pattern. Full owners operated 39.6 percent of the ranches and part owners operated 46.8 percent, while tenants operated only 10.2 percent and managers 3.4 percent.

CROP AND LIVESTOCK OUTPUT

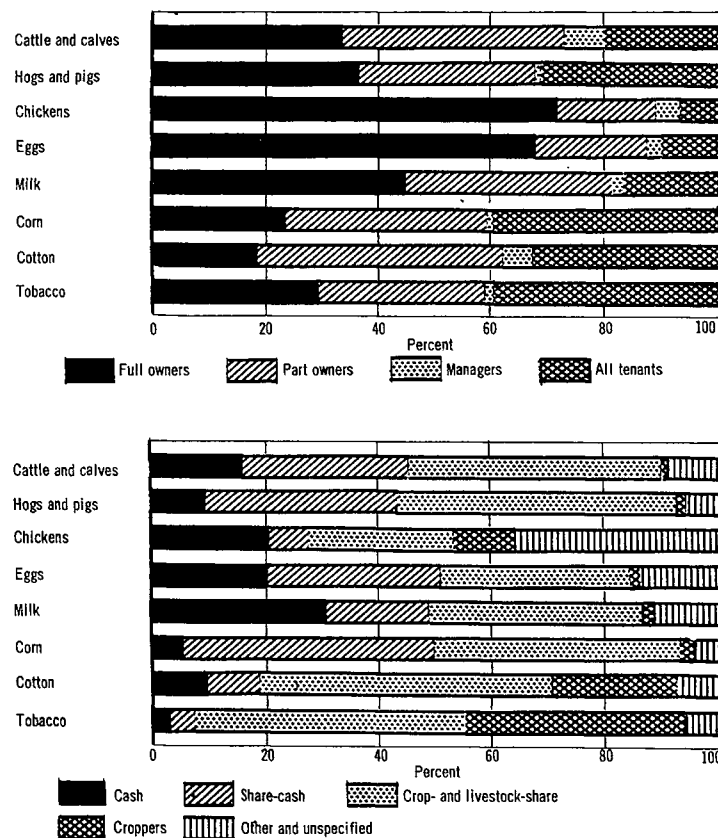
The volume of production.—United States Department of Agriculture estimates indicate that gross cash marketings amounted to \$33.2 billion in 1959. According to the Department of Agriculture index (1947-49=100), total farm output rose from 61 index points in 1910 to 101 in 1950 and to an all-time high of 125 in 1959.

The 1959 Census of Agriculture obtained the value of farm products sold, by tenure of operator, for commercial farms, for selected crops and livestock or livestock products. This informa-

tion provides an illustration of the relationship between the production processes and tenure.

In terms of value, part owners were responsible for nearly two-fifths of the total sales of cattle and calves, full owners for

PERCENT OF VALUE OF SPECIFIED CROPS AND LIVESTOCK SOLD, FOR COMMERCIAL FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1959



one-third, and tenants for one-fifth. Managers reported the remaining 7 percent, though they represented only 0.7 percent of all commercial farms.

The value of hog products sold was about evenly divided among tenure groups with the exception of manager farms, which reported less than 1 percent.

Full owners reported over two-thirds of the value of chickens and eggs sold. Manager farms accounted for 4.4 percent of the chicken sales and 2.6 percent of the egg sales.

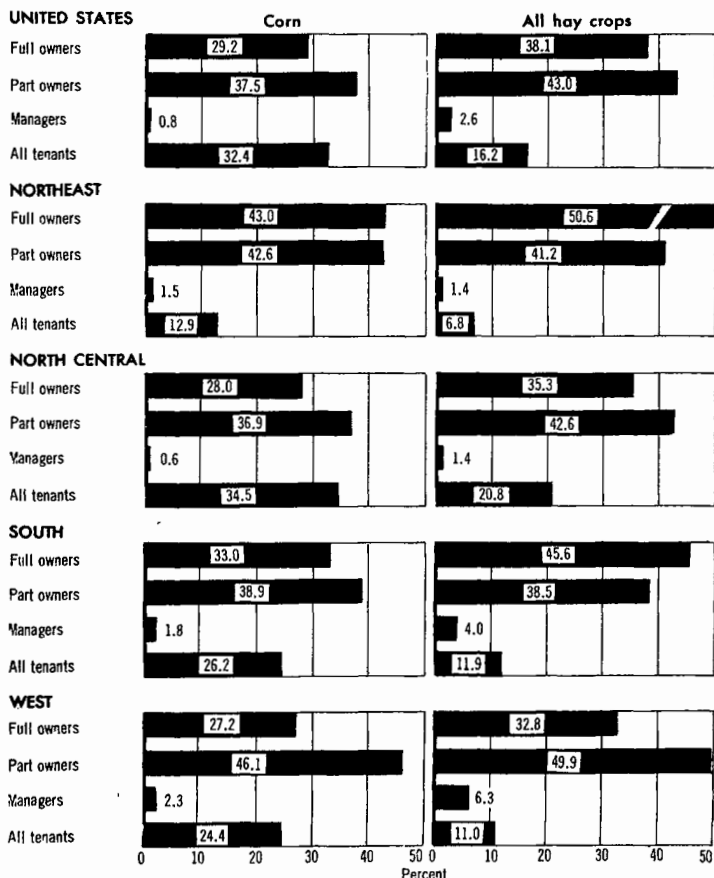
Full owners also reported the highest proportion—44.4 percent—of the value of milk sold, followed by part owners with 36.8 percent and tenants with 17.0 percent.

Tenants accounted for 39.6 percent of the value of corn sold, part owners followed closely with 36.5 percent, and full owners accounted for only 23.2 percent. These percentages, however, should not be confused with the value of corn produced. The greater livestock operations on full-owner and part-owner farms in comparison with tenant farms means that a greater proportion of the corn produced on the owner farms actually was marketed through livestock, whereas more of the corn crop was sold for cash on tenant-operated farms.

Part owners greatly increased their proportion of the value of cotton sold between 1950 and 1959. In 1959 they reported 43.2 percent of the sales, contrasted with 27.5 percent in 1950. On the other hand, tenants reported 44.9 percent of the cotton sales in 1950, but only 32.7 percent in 1959. With the reduction of small cotton farms in the South and the shift of cotton production to irrigated lands of the Southwest and the West, the number of tenant farmers (mainly sharecroppers) has declined sharply and the number of part-owner operators has increased.

Tobacco production is a labor-intensive crop that has traditionally been associated with sharecropper units. In 1959 tenants

PERCENT DISTRIBUTION OF ACRES OF CORN AND ALL HAY CROPS HARVESTED, FOR COMMERCIAL FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959



accounted for 39.6 percent of the value of tobacco sold, and full owners and part owners each reported 29.3 percent.

SIZE OF FARM

Changes in farm size.—One of the most dramatic changes in agriculture during the past 30 years has been the rapid increase in farm size. In 1959 the average farm size in the United States was 303 acres, or nearly twice as large as the average size in 1930. The growth in farm size was especially rapid in the fifties. Between 1950 and 1959 average farm acreage increased by 40.5 percent, only slightly less than the increase during the previous 50 years.

Tenant farms have undergone the largest increase in average size between 1950 and 1959, increasing by nearly one-half, to 219.5 acres. This was due largely to the large reduction of small sharecropper farms in the South. Full-owner, part-owner, and manager farms each increased in size by approximately 20 percent during the decade. In 1959 the average full-owner farm contained 163.7 acres, the average part-owner farm contained 603.6 acres, and the average manager farm contained 5,223 acres.

The principal reason for growth in average farm size is the mechanization of agriculture that permits a farm operator to operate larger acreages of land. This farm expansion can only take place if some farmers leave agriculture. Often it is the small farmer who retires or migrates out of agriculture and the large farmer who consolidates the land vacated by the small farmer with his existing larger unit. Thus the average farm size increases because of the large reduction in number of small farms and the growth of farms above average size.

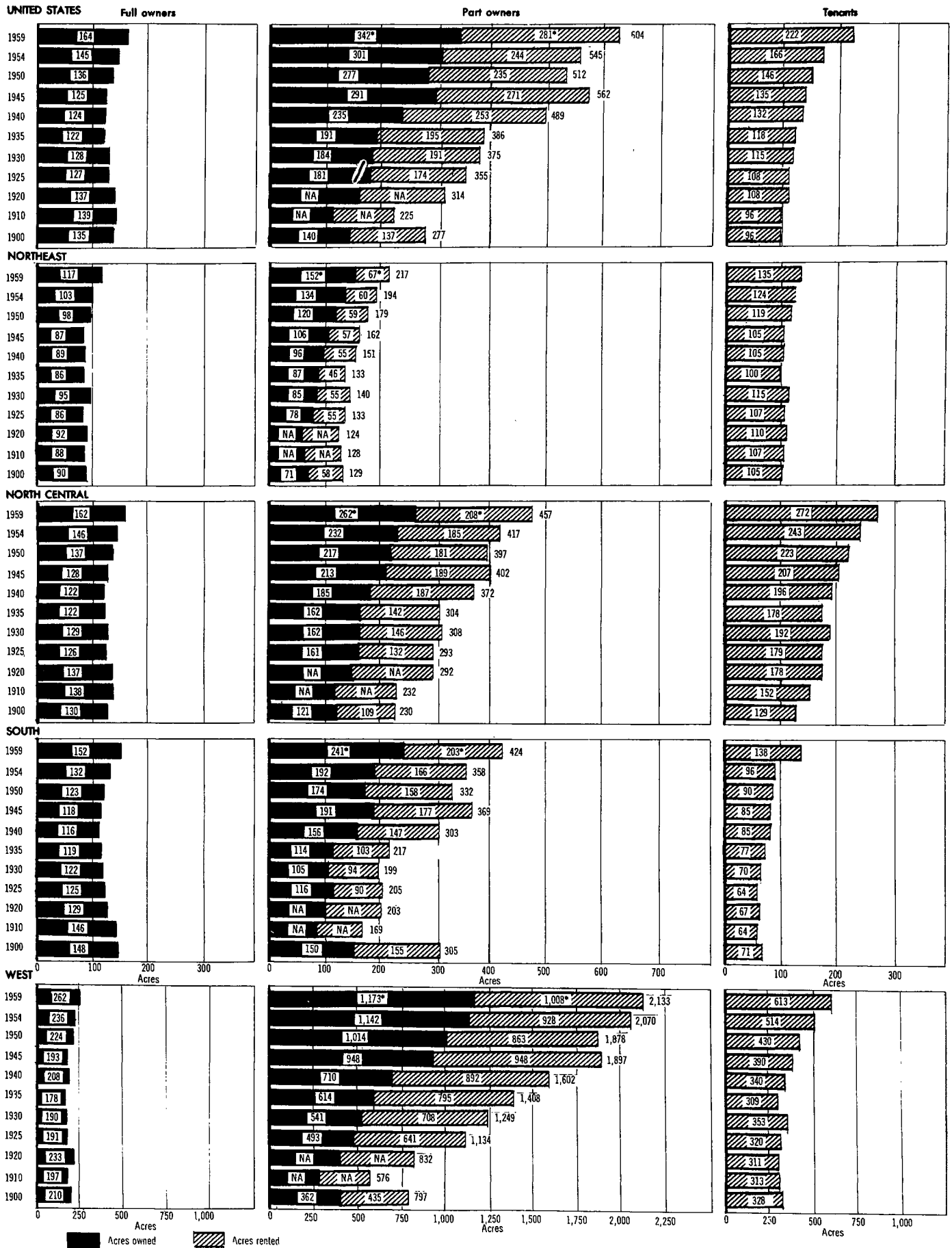
Greatest percentage increases in average farm size between 1950 and 1959 occurred in the South and West. In both of these regions the tenant farms showed a larger percentage increase in average size than farms of other tenure groups.

Farm size and tenure.—For the United States as a whole, about two-thirds of the farms of 99 acres or less were operated by full owners in 1959, this proportion decreased as size of farm increased. Only one-fifth of the farms of 2,000 acres or more were full-owner farms. This relationship between size of farm and tenure of operator is a reflection of three important factors. First, many small farms were operated as part-time or part-retirement farms. Second, fewer of the large farms were operated by full owners because of the difficulty of amassing the capital necessary to own and operate a very large farm. And, third, many full owners were nearing retirement age and had begun to reduce the size of their operations.

The proportion of farms operated by part owners increases with increasing size. In 1959 part owners operated three out of five of the farms of 2,000 acres or more. The proportion operated by managers was not significant among farms of less than 500 acres.

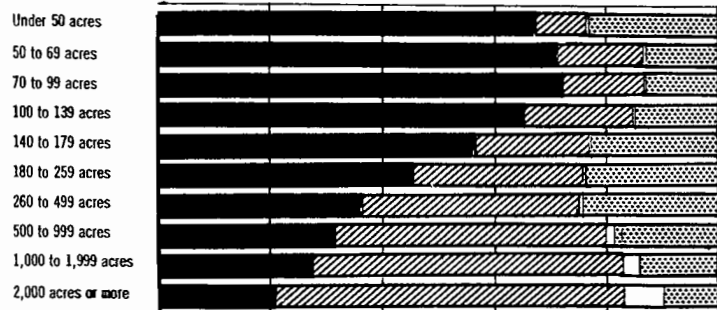
Tenants operated nearly one-fourth of the farms of less than 50 acres, but only one-eighth of the farms with 70 to 99 acres. The proportion of tenant farms in size-of-farm groups with over 100 acres was greatest—24 percent—on farms with 260 to 499 acres. The large proportion of tenant operators on farms of less than 50 acres is largely due to the large number of sharecropper farms in the South, and the relatively large proportion of tenant-operated farms in the size range between 140 to 499 acres is due to the importance of tenant farms in the high land value areas of the Corn Belt.

AVERAGE SIZE OF FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1900 TO 1959

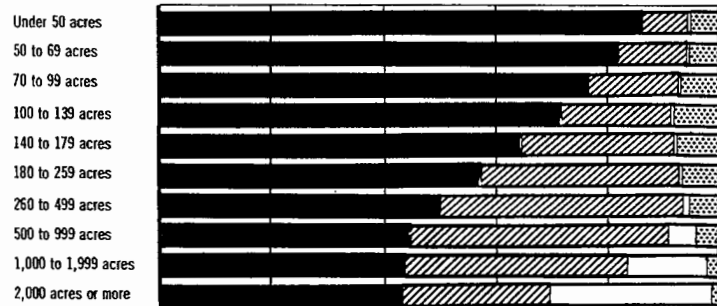


PERCENT OF ALL FARMS IN EACH SIZE OF FARM GROUP, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959

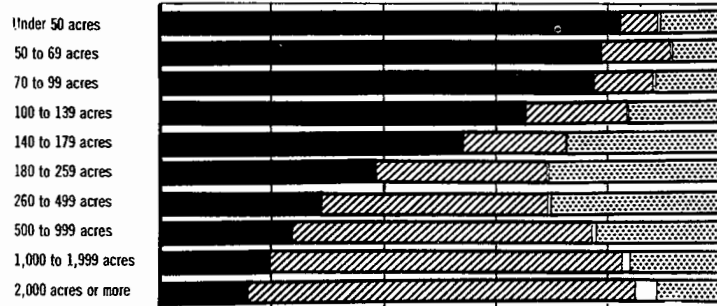
UNITED STATES



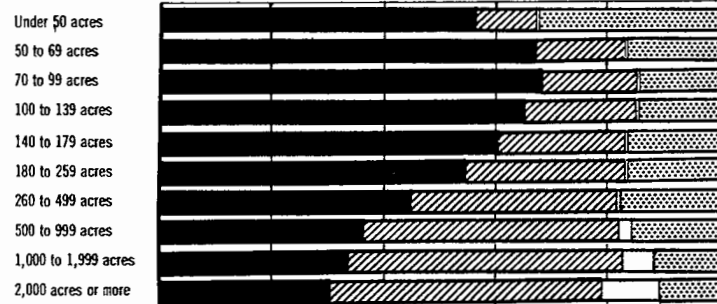
NORTHEAST



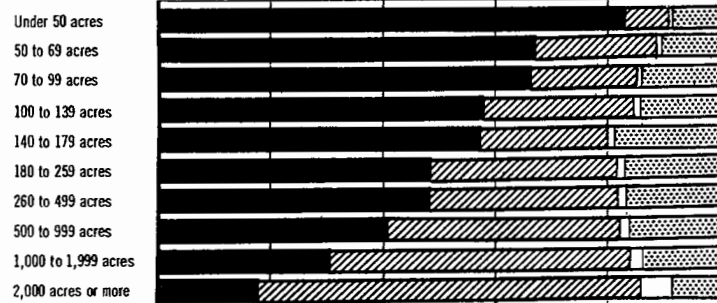
NORTH CENTRAL



SOUTH



WEST



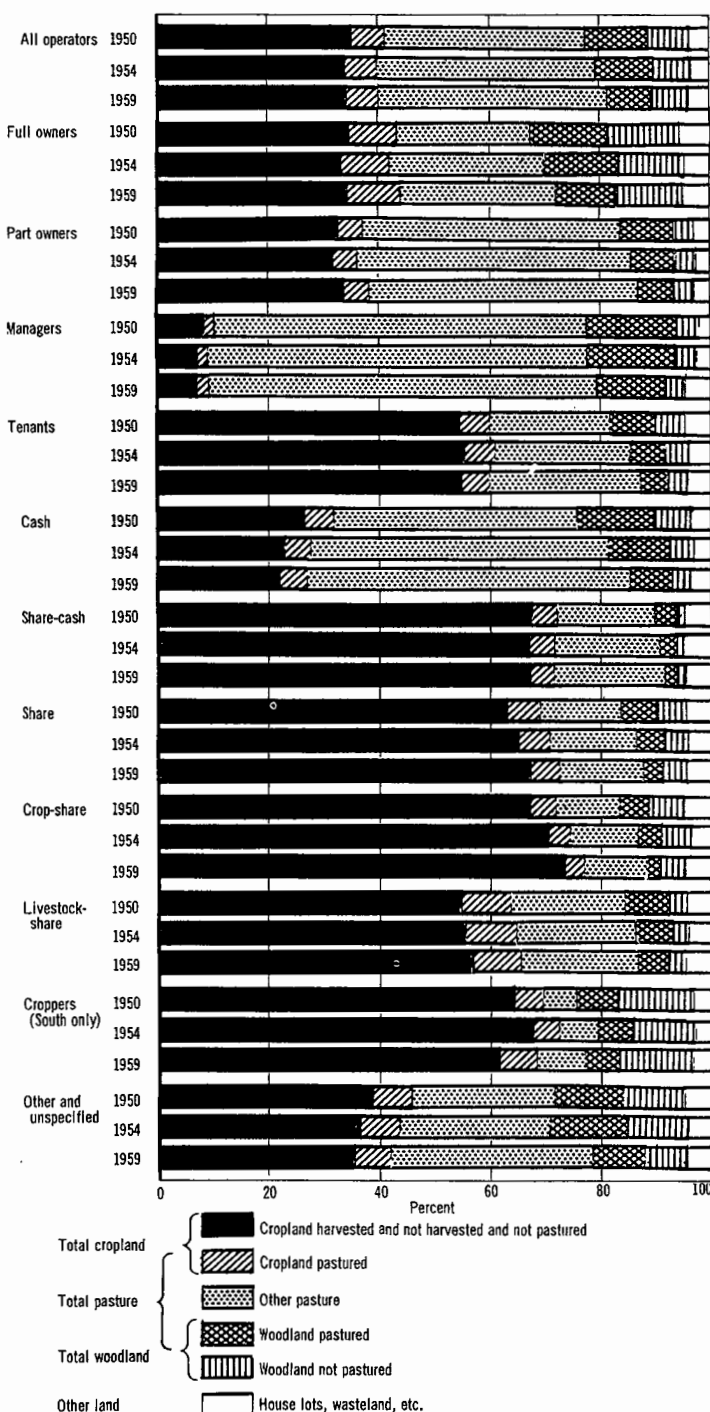
Full owners Part owners Managers Tenants

LAND USE

Major farmland uses.—Total cropland in the United States declined by 28 million acres between 1950 and 1959, while total pastureland increased by 1.4 million acres. The proportion of total cropland declined by 1 percent to 451.0 million acres, while the proportion of total pastureland increased by 2 percent to 662.9 million acres. The proportion of other land use (house lots, roads, etc.) remained virtually unchanged at 44.7 million acres.

The high concentration of tenant farms in the cash-crop producing areas of the Corn Belt and in the South has led to a higher proportion of cropland in tenant farms than in any other

PERCENT DISTRIBUTION OF ALL LAND IN FARMS ACCORDING TO MAJOR USES, BY TENURE OF OPERATOR, FOR THE UNITED STATES: 1950 TO 1959



tenure group. Tenant farms averaged 59.8 percent in cropland in 1959, while full-owner farms and part-owner farms averaged 43.8 and 38.0 percent, respectively. The average for manager-operated farms was 9.2 percent in cropland and 84.8 percent in pasture.

Crop-share lease tenants had the highest proportion of cropland—76.8 percent—and the lowest proportion of pastureland—17.3 percent. On the other hand, only 27.0 percent of the farmland in cash-lease farms was cropland and 71.5 percent was pastureland.

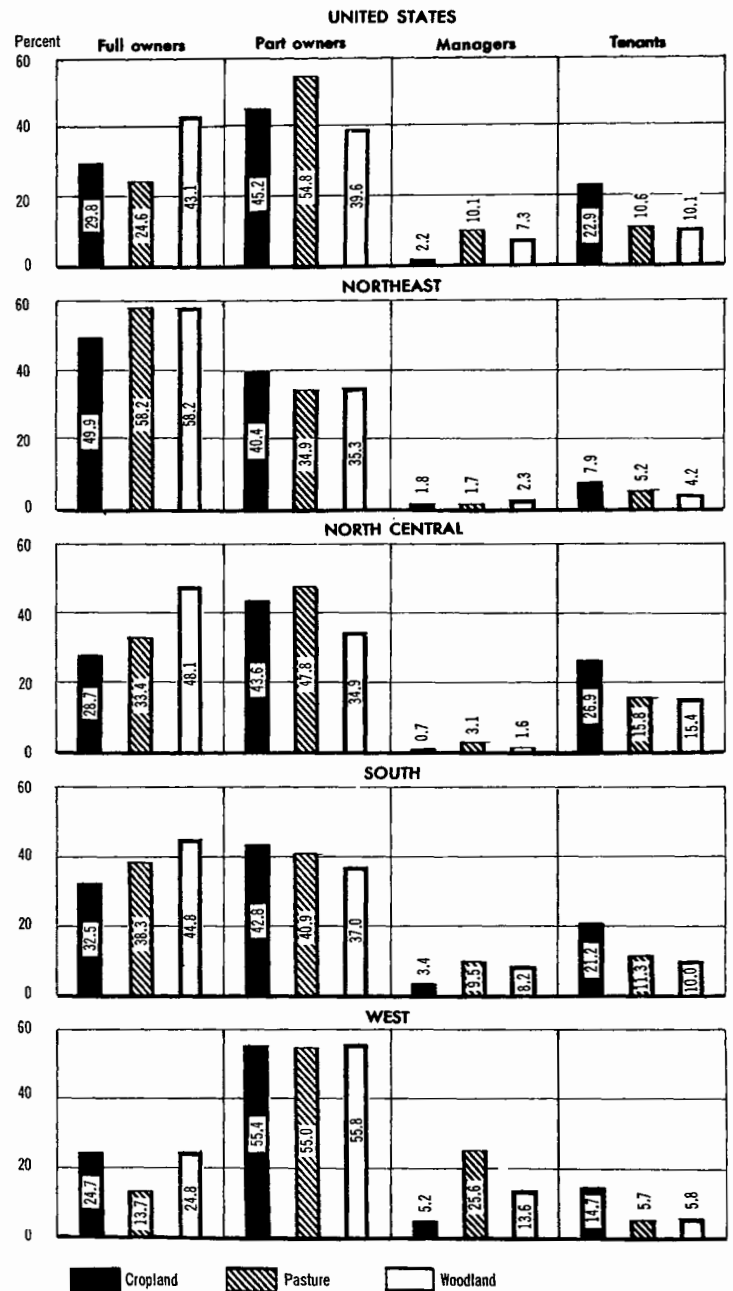
Nonpastured woodland accounted for only 6.4 percent of all farmland in 1959. Farms in most of the tenure classes included 4.0 percent or less of nonpastured woodland. However, full-owner farms and cropper farms included 12.2 and 13.3 percent, respectively, of this kind of land. Many of the full owners are part-retirement farmers and may have rented part of their cropland to others and retained the woodland part of their farm along with a small amount of cropland. The explanation for the croppers, however, is not as certain.

Tenure and farmland use.—Ninety percent of the cropland, or 411.4 million acres, was in commercial farms in 1959. Of this amount 45.2 percent was operated by part owners. This large proportion was primarily due to the many large part-owner farms in the grain-producing areas of the Great Plains and the Corn Belt. Full owners accounted for 29.8 percent, tenants for 22.9 percent, and managers for 2.2 percent.

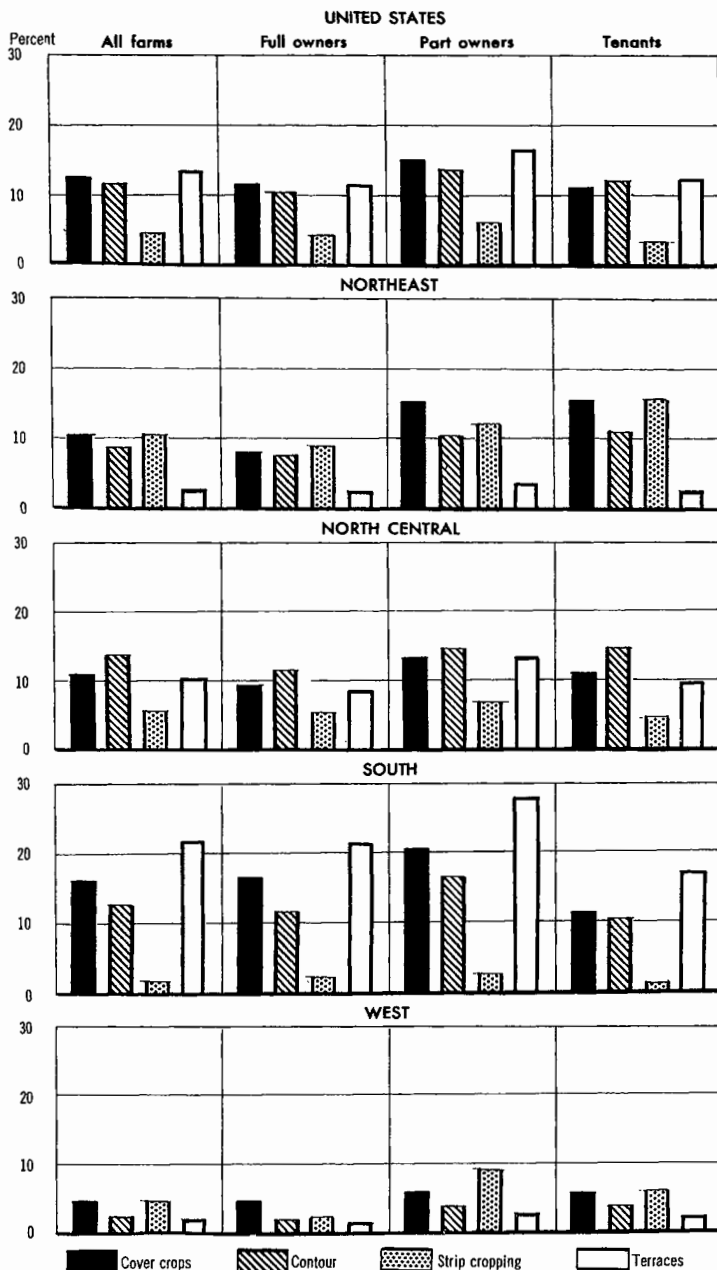
Pastureland on commercial farms totaled 534.4 million acres (including the pastured woodland). Again, part owners operated the largest proportion, 54.8 percent, reflecting the importance of part owners in livestock production. Full owners followed with 24.6 percent, and manager-operated farms with 10.1 percent. Tenant farms included only 10.6 percent of the pastureland.

Of the 118.5 million acres of total woodland on commercial farms, full owners reported 43.1 percent. They were closely followed by part owners, who reported 39.6 percent. Tenant-operated farms accounted for only 10.1 percent of the woodland. The large difference between tenant farms and owner farms is to be expected because tenant farms in general are found in the more productive areas, which have limited amounts of timberland.

PERCENT DISTRIBUTION OF CROPLAND, LAND PASTURED, AND WOODLAND, FOR COMMERCIAL FARMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959



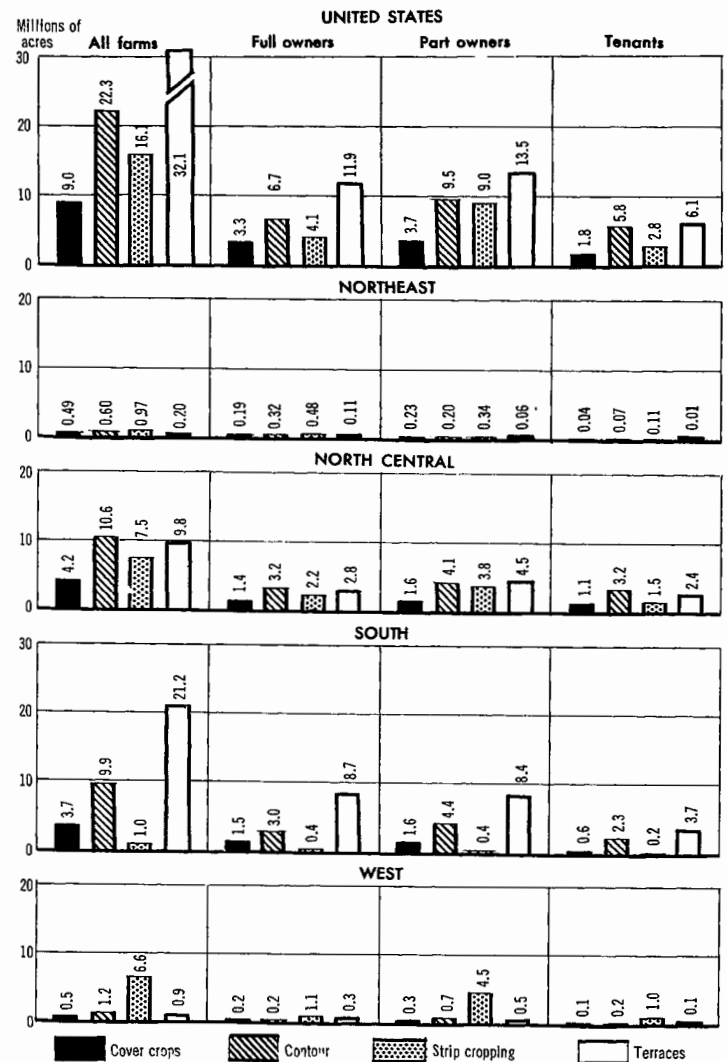
PERCENT OF COMMERCIAL FARMS REPORTING SPECIFIED LAND-USE PRACTICES, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959



Conservation and land-use practices.—Much of the productivity of farmland in the future depends in part on the soil conservation measures applied to the land today. Protection of the inherent soil productivity is generally accomplished through four different land-use practices. These practices are used in varying degrees throughout the United States according to the hazards of soil erosion in different areas. For example, contour farming is most prevalent in rolling areas of the Corn Belt and in the southern portion of the Great Plains. Stripcropping is found primarily in northern Montana and western North Dakota and to a lesser extent in western Nebraska, southwestern Wisconsin, and southern Pennsylvania. Terracing is found largely in the Southeast and also in an area extending from central Texas to Nebraska.

In the United States as a whole, the tenure groups differed very little in 1959 in the proportion of operators who reported specified land-use practices. Approximately one-eighth of the commercial farms reported using cover crops, one-eighth reported contour cultivation, and one-eighth reported terraces. About 5 percent

NUMBER OF ACRES IN SPECIFIED LAND-USE PRACTICES, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959



of the commercial farms reported stripcropping. The relationship between tenure and land-use practices is shown in the following discussion of acreages in specified uses.

Regional comparisons indicate that more operators in the South than in any other region make use of soil-conservation practices. In this region a higher proportion of part owners than of other tenure groups reported using cover crops, contouring, and terracing.

Land in soil-conservation practices.—Nearly 9 million acres of farmland in 1959 were devoted to cover crops. Approximately 50 percent of this acreage was reported in the North Central region, and 40 percent was reported in the South. Part owners reported 3.7 million acres, compared with 3.3 million acres reported by full owners and 1.8 million acres reported by tenants. Full owners reported a greater proportion of their cropland in cover crops than did any other tenure group.

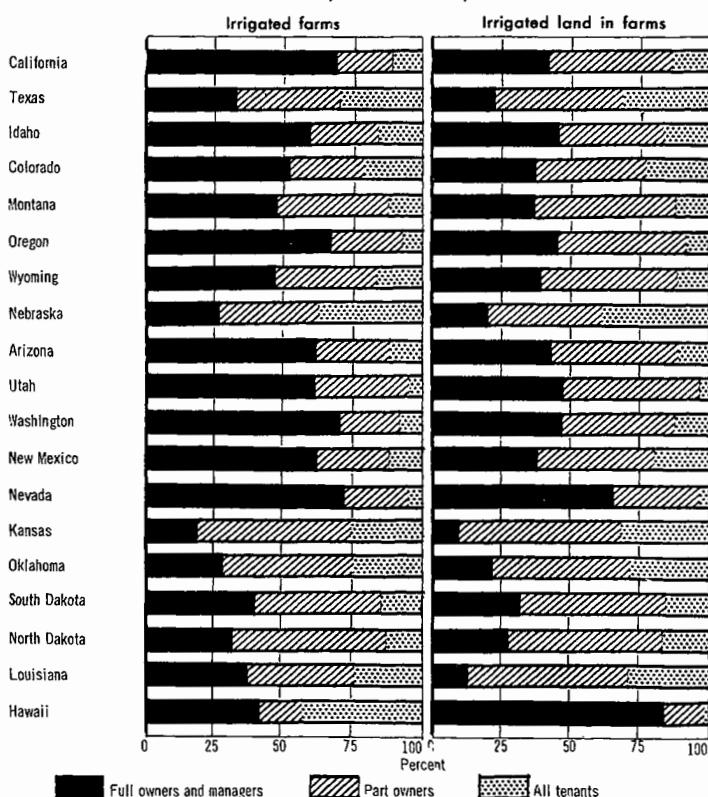
Contour cultivation of grain and row crops is a relatively easy operation and is used widely where soil erosion is a problem on moderately rolling land. Approximately 22.3 million acres were farmed on the contour in 1959. Part owners reported 42.5 percent of the contoured acreage followed by full owners and tenants with 30.2 percent and 26.1 percent, respectively. The nominal expense of contour cultivation is generally compensated by higher yields and greater returns in the first year.

Stripcropping was practiced on 16.1 million acres in 1959. Much of this acreage was reported by wheat farmers in North Dakota and Montana. Part-owner operations are the dominant

tenure form in areas where stripcropping is heavily practiced, and part owners reported 56.1 percent of the stripcropped acreage in the United States. Tenants reported only 17.3 percent of the stripcropping acreage.

Terracing was more widely reported than any other land-use practice. Of the 32.1 million terraced acres, about two-thirds were in the South. Terraces are widely used in the wheat-producing areas from central Texas to southern Nebraska both as a moisture-conserving practice and as a soil-conservation practice. Part owners reported 42.2 percent of the terraced acreage followed by full owners with 37.0 percent and tenants with 19.1 percent.

PERCENT DISTRIBUTION OF IRRIGATED FARMS AND IRRIGATED LAND IN FARMS, BY TENURE OF OPERATOR, FOR THE 17 WESTERN STATES, LOUISIANA, AND HAWAII: 1959



Irrigated farms and acreage.—In 1959, 313,217 farms in the United States reported a total of 33.4 million acres under irrigation. This was 3.0 percent of all farmland, and an increase of 3.6 million acres since 1954. Commercial farms reported 96.5 percent of the irrigated land. In 1959, 44.6 percent of the commercial irrigated farms were operated by full owners; however, they operated only 27.8 percent of the irrigated land. In contrast, part owners accounted for 33.5 percent of the commercial irrigated farms but operated 45.1 percent of the irrigated land. Managers operated 1.9 percent of the irrigated farms and 7.1 percent of the irrigated land. Tenants accounted for 20 percent of both irrigated farms and irrigated land.

Regional variations.—In the West, relatively arid conditions make irrigation considerably more important than in the more humid eastern regions of the United States. The most extensive areas of irrigation are found in California, Colorado, Nevada, Arizona, Idaho, Nebraska, and the High Plains area of Texas.

In 1959, the tenure of operators of irrigated farms varied widely among the 17 Western States, Louisiana, and Hawaii. In California, Nevada, Oregon, and Washington, over two-thirds of the irrigated farms were operated by full owners and managers, and one-tenth or less were operated by tenants. In the mid-western States of Kansas and Nebraska, full owners and managers operated about one-fifth and one-fourth of the irrigated farms, respectively. Part owners operated less than one-third of the irrigated farms in the 19 States as a whole, ranging from less than one-sixth in Hawaii to more than half in Kansas.

The tenure pattern of irrigated land is somewhat different from the tenure pattern of irrigated farms. In the 19 States as a whole the largest proportion of irrigated land was reported by part owners, who operated 44.3 percent of the irrigated land compared with 36.1 percent operated by full owners. This was the usual pattern in all States except Idaho, Utah, Washington, Nevada, and Hawaii, where full owners reported the largest proportion of irrigated land. In general, the irrigated land operated by tenant farmers was in the same proportion as the number of farms they operated.

In Hawaii the full-owner and manager group and tenants reported about the same proportion of irrigated farms. Both groups accounted for about 42.5 percent. However, full owners and managers operated 84.7 percent of the land, while the tenants operated only 1.6 percent. This reflects the wide use of irrigation on farms of all sizes and the great disparity in size of farms of tenant farmers and the large sugar and pineapple plantations operated by full owners and managers.

FARM LABOR

Labor as a factor of production.—Labor remained the largest single factor of production in 1959 notwithstanding the extensive substitution of capital for labor in recent years. According to estimates of the U.S. Department of Agriculture, labor accounted for 29 percent of the inputs in farm production in 1959 compared with 22 percent for power and equipment and 15 percent for real estate.

Labor has several features which distinguish it from other factors of production and make it particularly important in farm tenure. Much of the farm labor is supplied directly by the farm operators in all tenure groups with the exception of manager farms. This direct relationship of labor to the farm operator frequently is a major consideration in establishing the leasing arrangements on a particular farm. Labor is a flow resource; that is, it cannot be stored. This can lead to surplus labor in certain seasons and a shortage of labor during other critical periods.

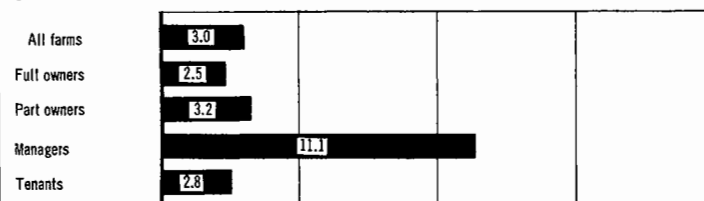
Changes in the use of farm labor.—One of the most significant changes in agricultural production has been the rapid decrease in the use of labor. Total man-hours of farm labor per year have decreased from 22.9 billion hours in 1930 to 10.8 billion hours in 1959. This reduction of over 50 percent was made possible through increased mechanization and other technological advances. The substitution of capital for labor has had two significant effects—greater output and decreased labor requirements. According to U.S. Department of Agriculture estimates the index of output per man-hour has risen from 53 in 1930 to 195 in 1959 (1947-49=100). During the fifties this index increased about 10 points per year.

Farmworkers by tenure of farm operator.—During the week preceding the 1959 census enumeration 1,485,044 hired workers were employed on commercial farms. This week was near the peak period of employment for the year, and 54.6 percent of these hired workers were seasonal workers. In general, the number of hired farmworkers per farm was directly related to the average farm size of the major tenure groups. Of the commercial farms in the United States that reported hired workers, the full-owner farms reported an average of 2.5 workers; part-owner farms, 3.2 workers; manager farms, 11.1 workers; and tenant farms, 2.8 workers. The number of hired workers was smallest on farms in the North Central region and largest on farms in the West.

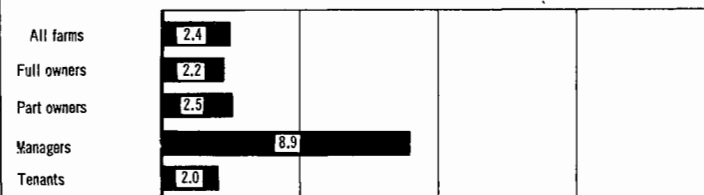
Only 12.5 percent of the commercial farms reported regular hired workers (employed 150 or more days). These farms employed 674,917 regular hired workers, or an average of 2.2 workers per farm. As expected, a greater proportion of manager farms reported regular hired workers than other tenure groups—58.3 percent compared with 17.6 percent of the part-owner farms, 11.4 percent of the full-owner farms, and 7.3 percent of the tenant farms. Manager farms, of course, also led all tenure groups in the average number of regular hired workers per farm. Of the commercial farms that reported regular hired workers, manager farms averaged 8.5 regular workers, part-owner farms 2.2, tenant farms 1.7, and full-owner farms 1.9 regular workers per farm.

NUMBER OF HIRED WORKERS PER COMMERCIAL FARM REPORTING, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959

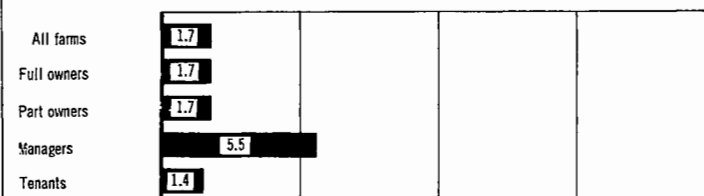
UNITED STATES



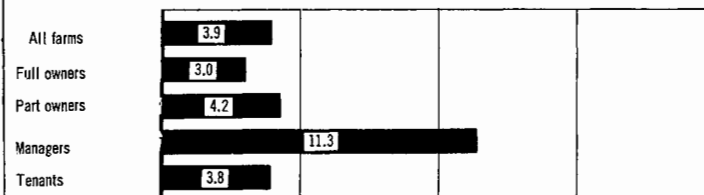
NORTHEAST



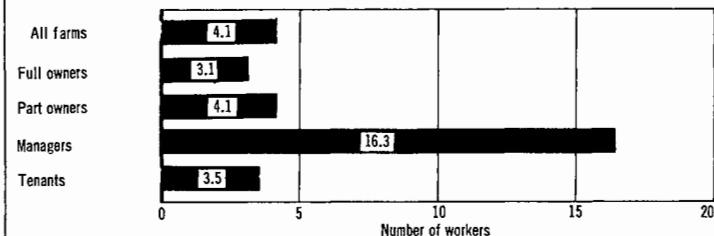
NORTH CENTRAL



SOUTH



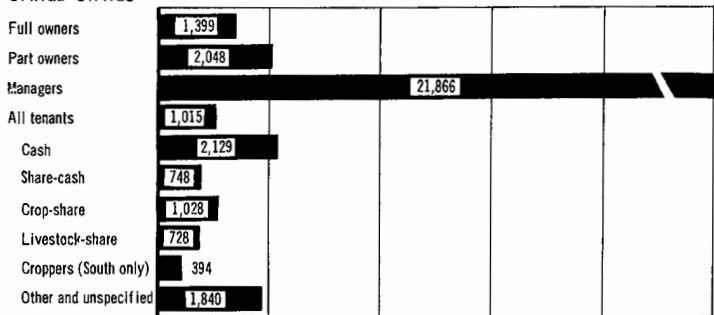
WEST



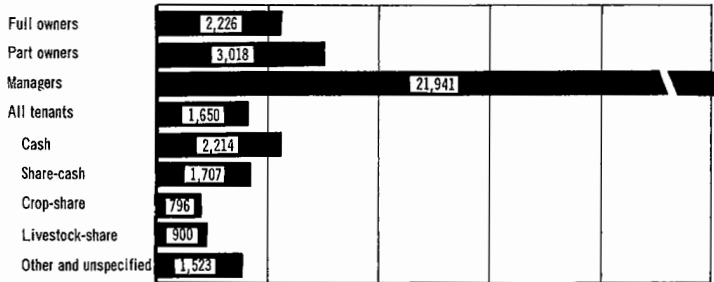
Number of workers

EXPENDITURES FOR HIRED LABOR PER COMMERCIAL FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959

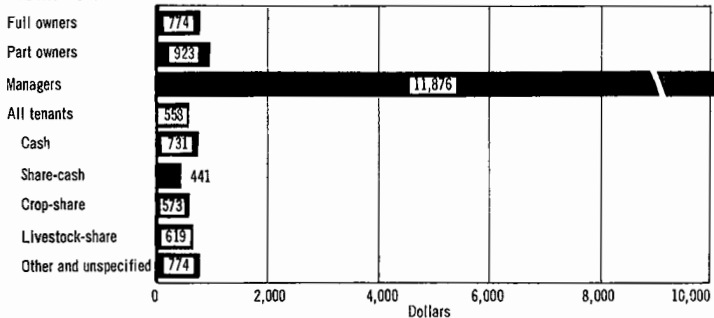
UNITED STATES



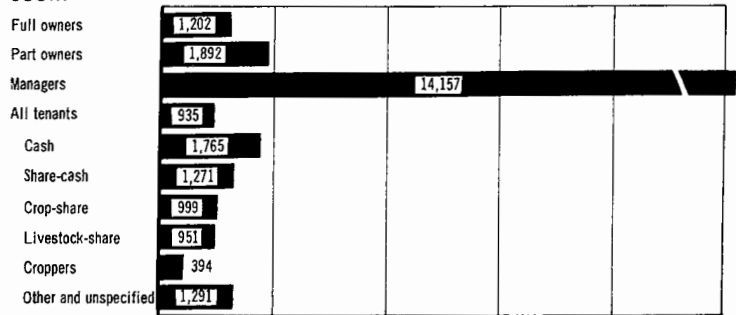
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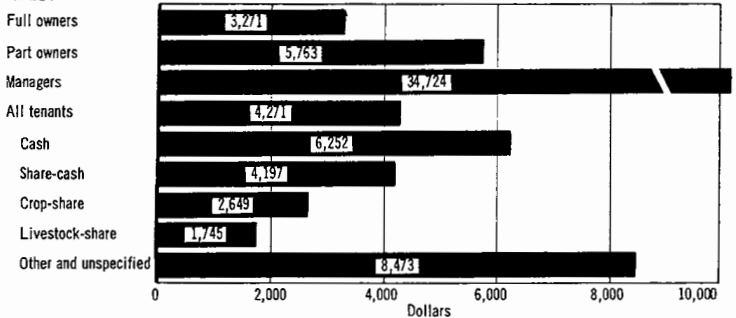
NORTH CENTRAL



SOUTH



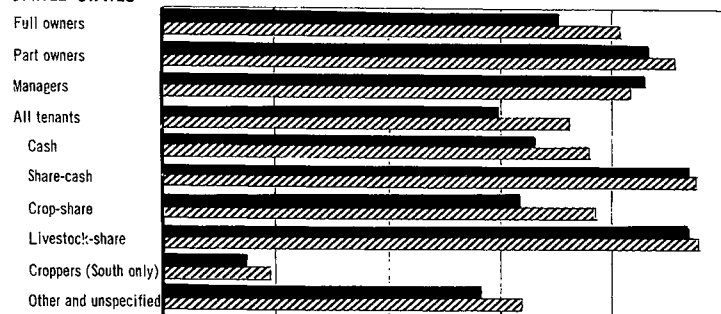
WEST



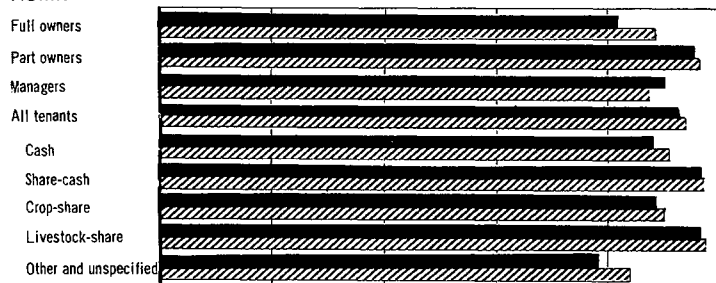
Expenditures for farm labor.—The total outlay for hired labor on all farms in the United States in 1959 amounted to \$2,622 million, an increase of \$200 million over 1950. Commercial farms reported 96.6 percent of this amount. Of the total labor expenditures made by commercial farmers in 1959, full owners reported 33.7 percent, part owners reported 39.9 percent, managers reported 12.6 percent, and tenants reported 13.7 percent. Since manager-operated farms represented only 1.0 percent of the farms reporting farm labor expenditures and accounted for 12.6 percent of the expenditures for labor, the average farm expenditure for labor by manager farms was greater than that of any other tenure group.

PERCENT OF COMMERCIAL FARMS REPORTING TRACTORS (OTHER THAN GARDEN), BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1954 AND 1959

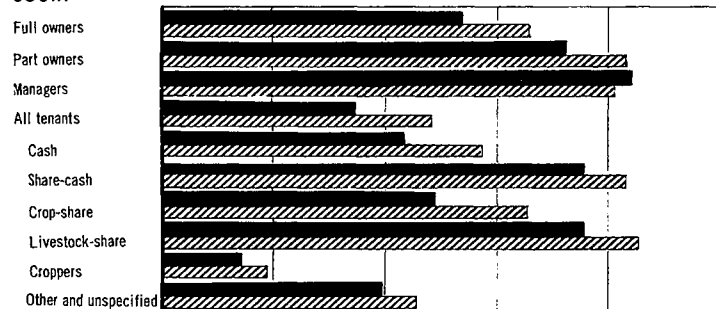
UNITED STATES



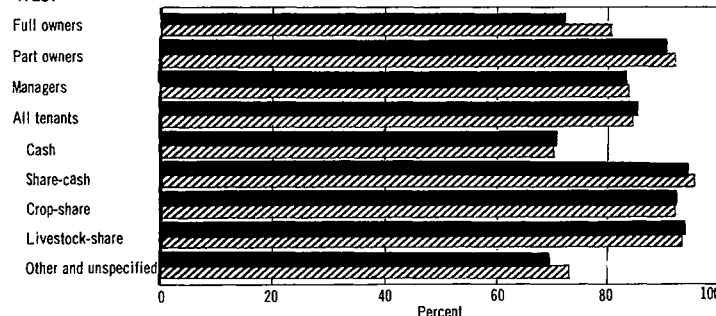
NORTH



SOUTH



WEST



1954 1959

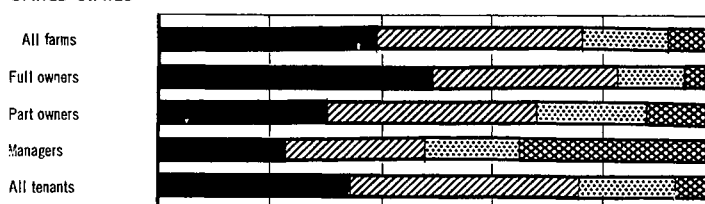
EQUIPMENT

Great strides have been made in the last two decades in the mechanization of farm production. U.S. Department of Agriculture estimates show that power and machinery represented only 10 percent of the total inputs in farm production in 1940. By 1959 this had climbed to 22 percent. Increased utilization of such equipment as tractors, grain combines, corn pickers, hay balers, and milking machines has greatly expanded output per farmworker.

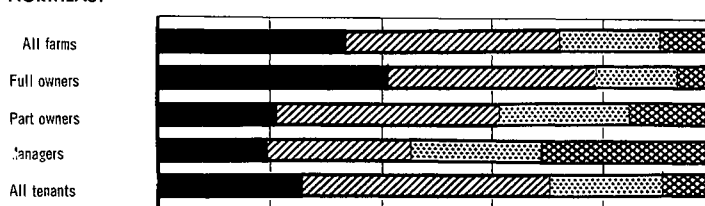
Increase in power.—One indication of the increased substitution of mechanical power for animal power is the rapid expansion in

PERCENT DISTRIBUTION OF COMMERCIAL FARMS REPORTING, BY NUMBER OF TRACTORS (OTHER THAN GARDEN), BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959

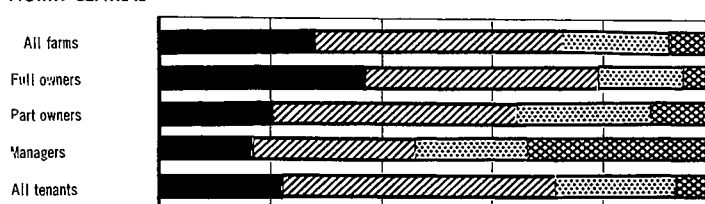
UNITED STATES



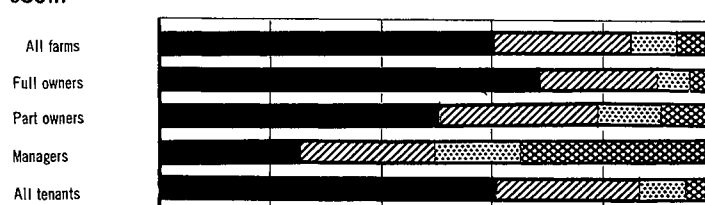
NORTHEAST



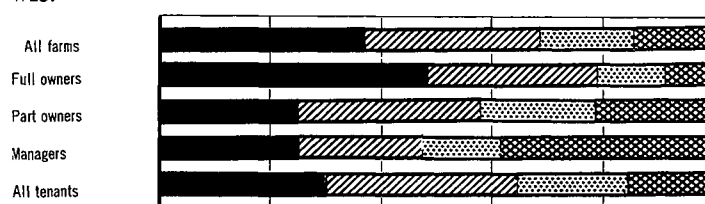
NORTH CENTRAL



SOUTH



WEST



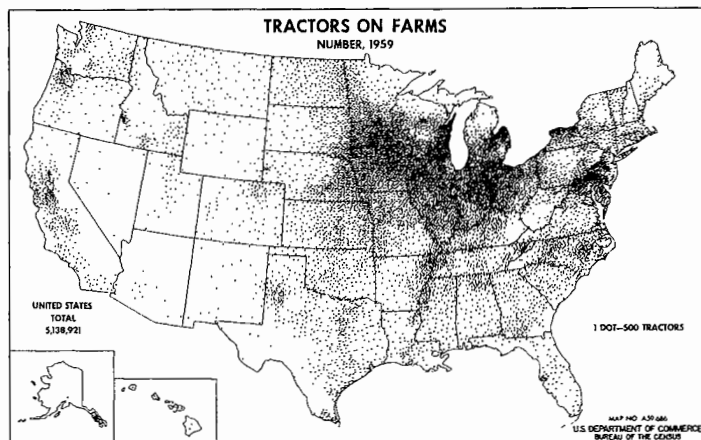
0 20 40 60 80 100 Percent

1 Tractor 2 Tractors 3 Tractors 4 or more tractors

the number of tractors on farms. Since 1950 the number of farm tractors of all kinds has risen by 42.4 percent. In 1959 there were 5,138,921 tractors on all farms of the United States, and an average of 2.1 tractors per commercial farm. The geographic distribution of tractors, however, is not proportional to the number of farms. A greater concentration is found in the North Central region than in other regions, while there are slightly fewer tractors than farms in the South.

The larger operations of part owners and managers are primarily responsible for the higher proportion of the farms in these two groups reporting tractors than either full owners or tenants.

In addition to the very high proportion of farms that reported tractors in 1959, the number of farms that reported more than one tractor is evidence of the intensity of mechanization. Within each tenure group more farms reported two or more tractors than reported only one. This general pattern existed for the United States and each of the regions except the South.



Specialized machines.—Another indication of the intensity of mechanization is the use of specialized machines. In general, farms operated by part owners and tenants were the most mechanized. Tenant farms in the South, however, were an exception, for they were the least mechanized of any tenure group. The number of croppers in the South greatly reduces the proportion of tenants reporting specified machines, because croppers usually supply only their labor to the operation of the farm.

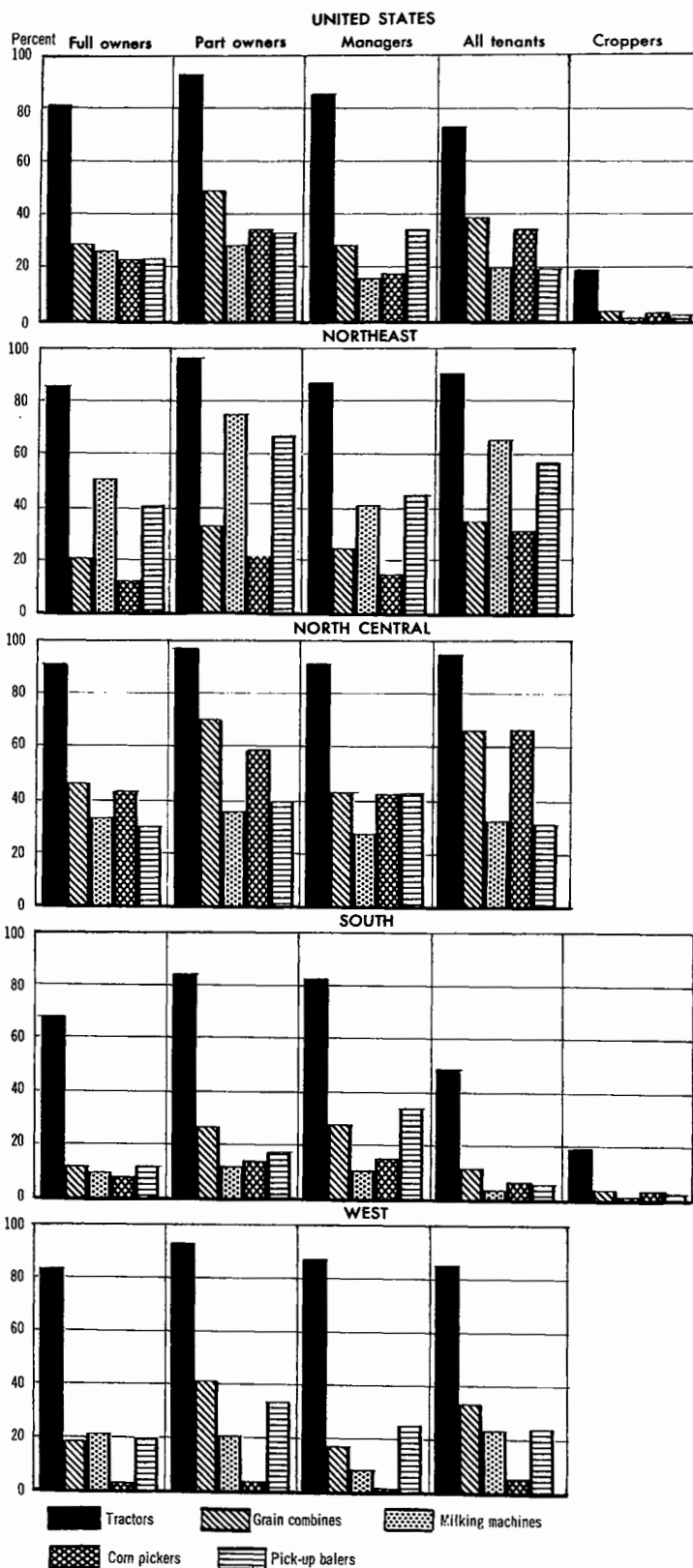
From 1950 to 1959 the number of commercial farms reporting grain combines increased by 39 percent, to 900,375 farms. Nearly 50 percent of the part owners and 40 percent of the tenants reported grain combines, while less than a third of the full owners and managers reported this equipment.

Milking machines were reported on 610,256 commercial farms in 1959. For the entire United States the proportion of farms within each tenure group reporting milking machines was fairly uniform. The percentage of farms reporting milking machines was nearly twice as large in the Northeast as in the other regions.

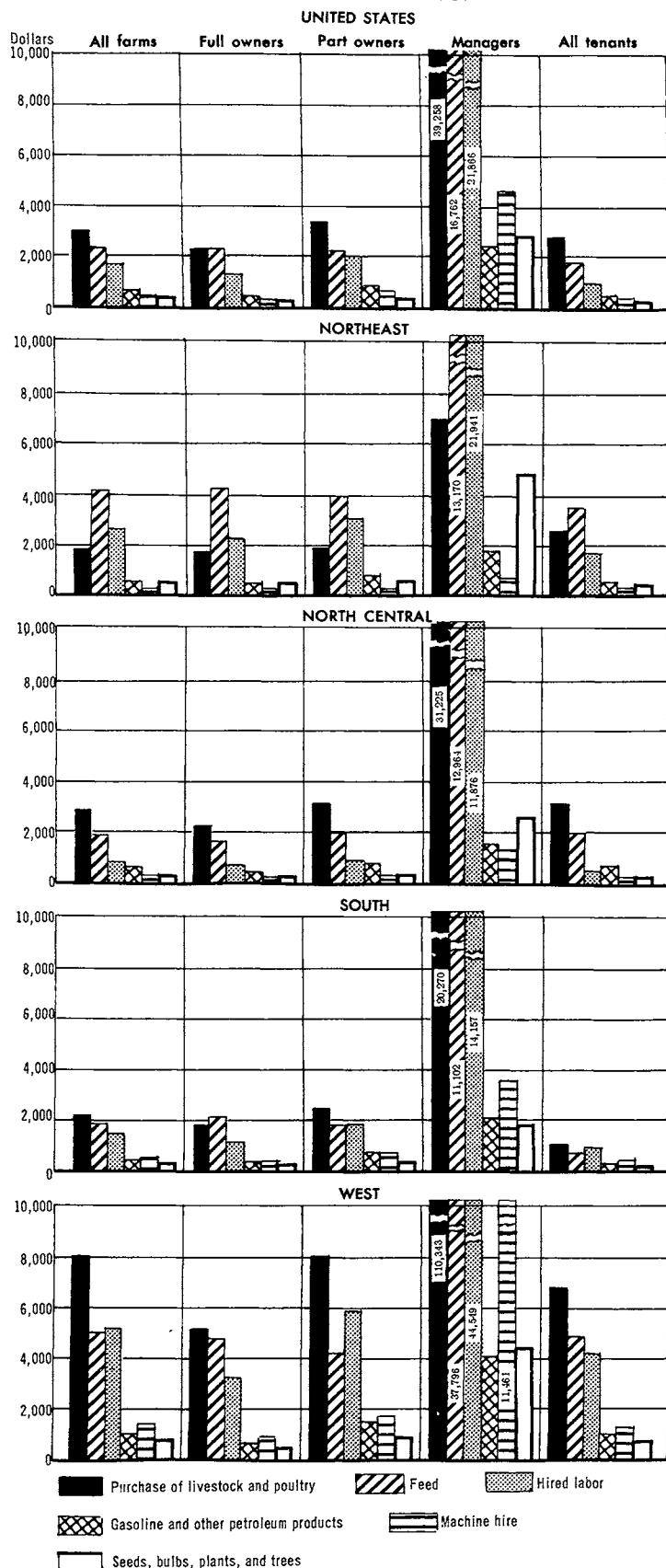
In 1959 corn pickers were reported on 712,486 commercial farms. This was an increase of 61 percent since 1950. There were 737,191 corn pickers reported on all commercial farms or just slightly over one corn picker per farm reporting. Part-owner and tenant-operated farms reported a higher percentage of corn pickers than either full-owner or manager-operated farms.

The mechanization of hay harvesting has been one of the most rapidly growing practices in agriculture. In 1959, 615,327 commercial farms reported pick-up balers, an increase of 235 percent over the number of commercial farms reporting balers in 1950. In addition to the pick-up balers, there were 266,353 commercial farms in 1959 that reported ownership of field-forage harvesters. However, these machines are used for the harvesting of corn silage as well as hay. Approximately one-third of the part-owner and manager-operated farms reported pick-up balers; this was 10 percent higher than either full-owner or tenant-operated farms. This difference reflects in part the greater emphasis on livestock operations on part-owner and manager-operated farms. All tenure groups in the Northeast reported a higher proportion of farms with balers than in the other regions.

PERCENT OF COMMERCIAL FARMS REPORTING TRACTORS, GRAIN COMBINES, MILKING MACHINES, CORN PICKERS, AND PICK-UP BALERS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959



AVERAGE EXPENDITURE PER COMMERCIAL FARM REPORTING SPECIFIED COST ITEMS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959



SPECIFIED FARM EXPENDITURES

Changes in costs.—Technological advances have brought about some significant changes in the methods of agricultural production. As farms have increased in size and become more specialized, purchased inputs have become a larger factor in production on individual farms. In addition to the general substitution of purchased inputs for farm produced inputs, there has also been a shift in the combination of inputs which has changed the composition of farm costs. Many of these changes in farm expenditures have been accompanied by adjustments in leasing arrangements or even in the form of tenure. The increasing use of contract arrangements in the production of poultry is an outstanding example.

The substitution of capital for labor has had a very marked effect on the structure of farm costs. For example, machine hire and expenditures for gasoline and petroleum on commercial farms increased approximately 30 percent between 1950 and 1959, while hired labor costs increased only 8 percent.

Specified cost items.—Differences in type and size of farm associated with different tenure groups should be kept in mind when comparing average expenditures for specified items per commercial farm so that all of the variations in expenditure are not attributed to the form of tenure alone.

The purchase of livestock and poultry per farm was the largest expense item for all tenure groups except full owners, for whom it was the second largest item. In 1959 the average expenditure for livestock and poultry per commercial farm reporting was \$39,258 on manager farms compared with \$3,361 on part-owner farms, \$2,849 on tenant farms, and \$2,329 on full-owner farms.

Feed was the largest cost item in the budget of full owners and the second largest item for part owners and tenants, but only the third largest item for managers. The average expenditure for feed per commercial farm reporting was \$16,762 on manager farms, \$2,380 on full-owner farms, \$2,299 on part-owner farms, and \$1,825 on tenant farms.

Hired labor was the second largest expenditure on manager farms and the third largest on farms of other tenure groups. On the commercial farms reporting hired labor, managers reported spending \$21,866, part owners \$2,048, full owners \$1,399, and tenants \$1,015.

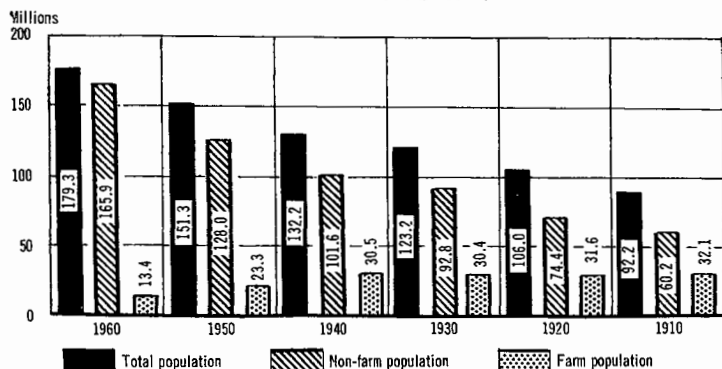
The three lowest expense items—petroleum products; machine hire; and seeds, bulbs, plants, and trees—ranked in that order of importance for full owners, part owners, and tenants. Among the manager farms, however, machine hire was the fourth largest item, followed by seeds, bulbs, plants, and trees, and lastly by petroleum products.

Regional patterns differed from the United States pattern, and depended largely on the type of farming that predominated in the different regions. For example, in the Northeast, where dairy farms predominate, feed was the largest item for most of the farms, followed by hired labor.

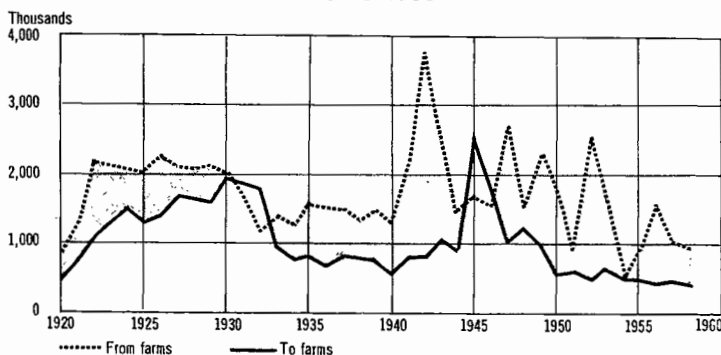
Section III.—PEOPLE

(33)

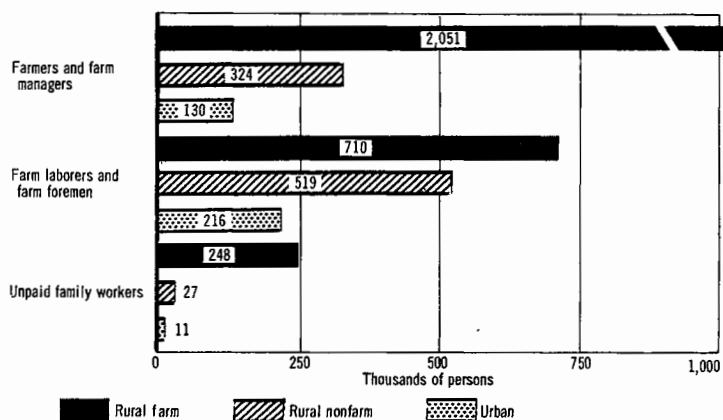
POPULATION: TOTAL, NONFARM, AND FARM, FOR THE UNITED STATES: 1910 TO 1960



MIGRATION TO AND FROM FARMS, FOR THE UNITED STATES: 1920 TO 1958



RESIDENCE OF EMPLOYED PERSONS IN THE FARM LABOR FORCE, BY KIND OF WORKER, FOR THE UNITED STATES: 1960



FARM POPULATION

Tenure data on agriculture include data on farm operators and the farm population, some farm laborers, and other families who live on farms but do not operate them. Moreover, many farm families are only partly dependent on agriculture for their livelihood while others operate farms but do not live on them.

Total population has increased continuously in the United States, reaching a total of 179,323,175 in April 1960. Farm population reached a peak of 32,530,000 in 1916. Since that time the number of farm residents has generally declined, reaching a low of 13,444,898 in April 1960. This is 7.5 percent of the total population in 1960.

Migration to and from farms has been substantial since 1920, but there has been wide fluctuation from year to year. According to estimates of the U.S. Department of Agriculture, in the last decade migration resulted in an annual net decrease of 857,000 people on farms.

Movement of persons to and from farms has been accompanied by an even larger movement between farm and nonfarm employment. Many farm people 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.

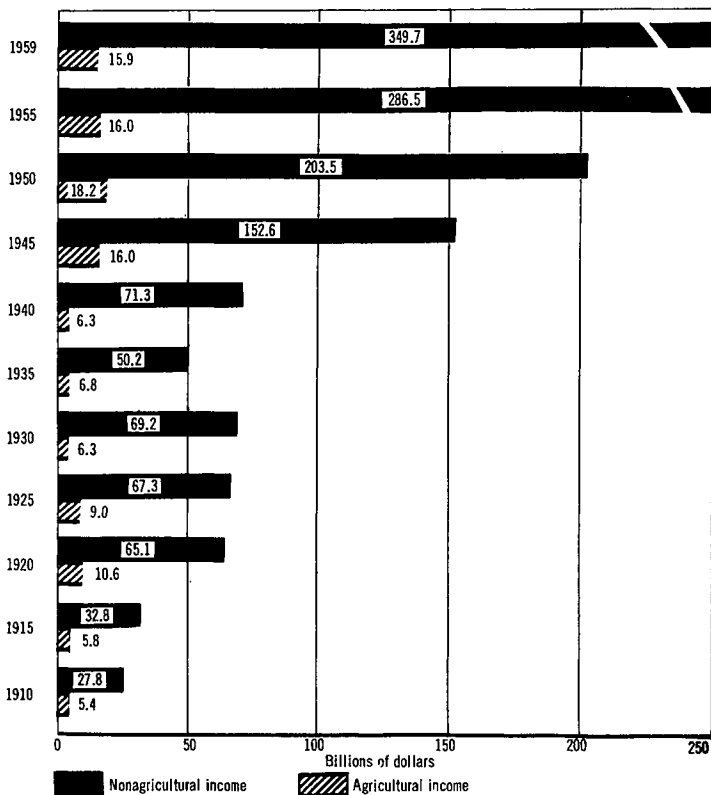
Tenure of the farm population.—The farm population includes not only families that depend primarily on farming for their income but also families that depend primarily on nonfarm employment for income. For many farm families, the farm serves mainly as a residence rather than as a means of livelihood.

According to the 1960 Census of Population, approximately 4.7 million of the farm population were in the labor force in April 1960, but only about 2.8 million were employed in agriculture; the remaining 1.9 million were employed in nonagricultural industries.

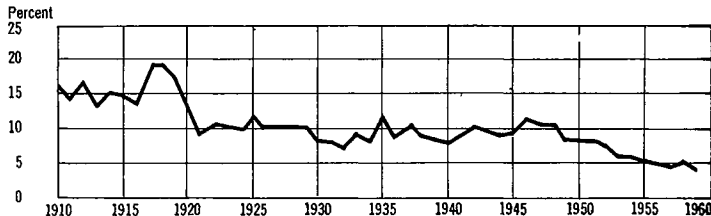
The tenure situation of farm people may be ascertained from information on tenure of self-employed and hired farmworkers. In 1959 there were 6,992,690 total workers on American farms. This figure includes all farm operators regardless of whether the operator reported doing any farmwork during the week prior to enumeration; also included are both regular (working 150 days or more) and seasonal hired workers that did any farmwork on the place during the week before enumeration, and unpaid members of the operator's family that worked 15 hours or more during the week. Of these workers, 3,707,973 were farm operators and 1,584,153 were hired workers. A distinction, however, should be made between commercial and noncommercial farms. To a large extent the noncommercial farms serve primarily as a place of residence. Nearly 80 percent of the operators of these farms reported income from nonfarm sources exceeding the value of the farm products sold.

Of the 6,992,690 farmworkers in 1959, 1,817,567 were farm owners and managers of commercial farms, 598,450 were tenants on commercial farms, and 1,485,044 were hired farmworkers on commercial farms. Of the hired workers on commercial farms, however, 54.6 percent were seasonal workers (employed less than 150 days) and 45.4 percent were regular hired workers. On the other hand, 1,391,065, or 19.9 percent, of all farmworkers were on noncommercial farms. More than 80 percent of these workers on noncommercial farms were owners and managers.

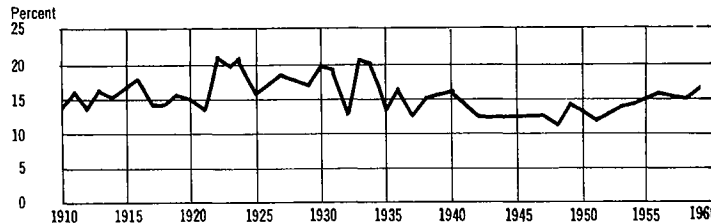
AGRICULTURAL NET INCOME AND NONAGRICULTURAL NET INCOME, FOR THE UNITED STATES: 1910 TO 1959



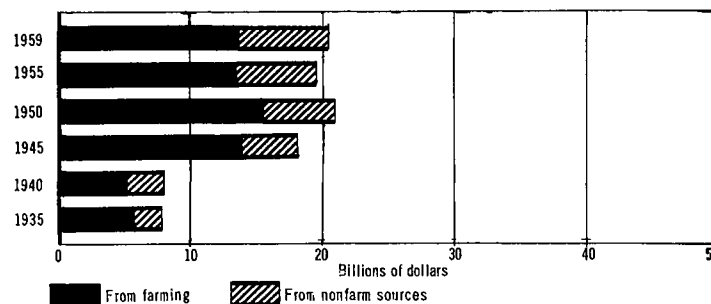
AGRICULTURAL NET INCOME AS PERCENT OF TOTAL NATIONAL INCOME, FOR THE UNITED STATES: 1910 TO 1959



NET INCOME FROM FARMING RECEIVED BY NONFARM POPULATION, FOR THE UNITED STATES: 1910 TO 1959



NET INCOME OF FARM POPULATION FROM FARMING AND NON-FARM SOURCES, FOR THE UNITED STATES: 1935 TO 1959



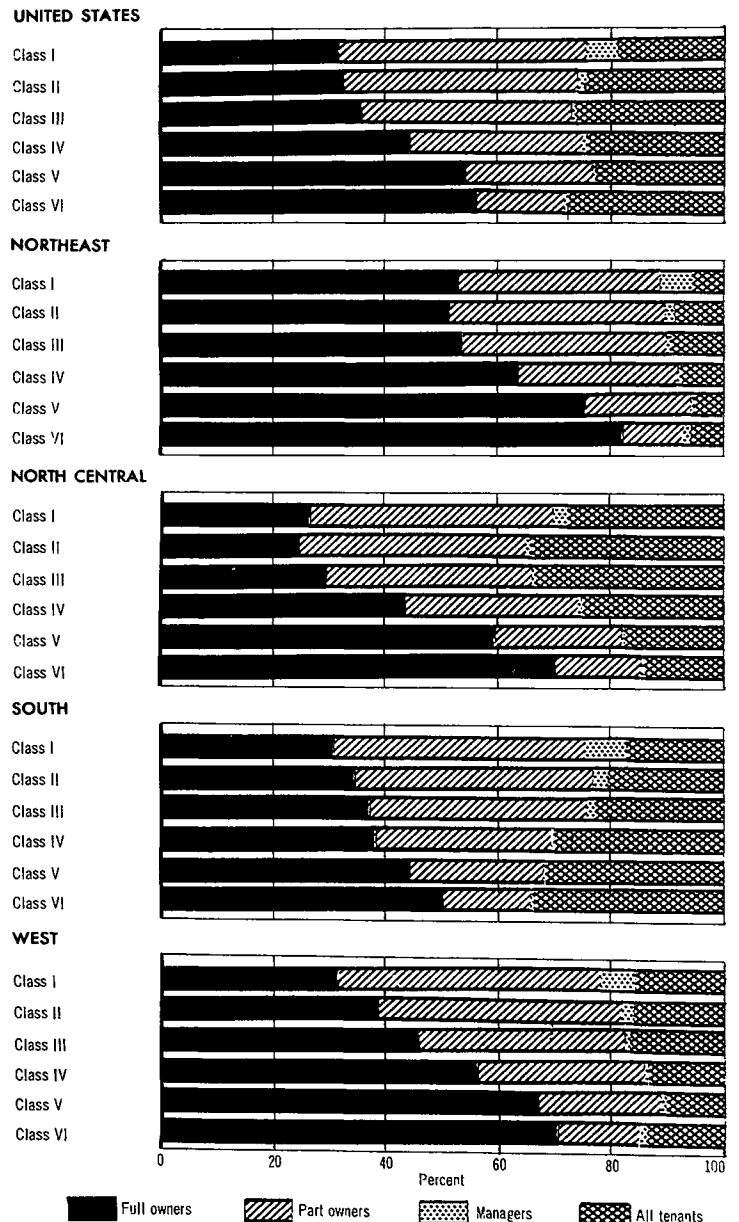
FARM INCOME AND TENURE

Farmers receive income from both farm and nonfarm sources. Similarly nonfarm people receive a portion of the income originating in agriculture. Both farm and nonfarm people influence the division of income through their tenure arrangements.

Many farm residents have nonfarm sources of income through either nonfarm employment or investments. According to estimates of the U.S. Department of Agriculture, the farm population in 1959 received one-third of its net income from nonfarm sources.

Net income originating in agriculture totaled \$15,871 million in 1959, according to U.S. Department of Agriculture estimates. Some of the net income of farm operators is earned by farm operators who reside off the farm. Also, about 40 percent of the farm wages, nearly all of the interest on farm-mortgage debt, and all of the net rent to nonfarm landlords is received by nonfarm residents. In 1959, 17.2 percent of the total net agricultural income went to nonfarm residents.

PERCENT DISTRIBUTION OF COMMERCIAL FARMS IN EACH ECONOMIC CLASS, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959



Distribution of farm income by tenure.—In 1959, 65.2 percent of the farms in the United States were classified as commercial. In addition to farms that had total farm sales of \$2,500 or more, this classification included farms with a value of sales of farm products of \$50 to \$2,499 if the farm operator was under 65 years of age and did not work off the farm 100 days or more during the year, and if total family income from nonfarm sources was less than the total farm sales.

The remaining 34.8 percent of the farms were primarily part-time and part-retirement farms. A high proportion of the families living on these noncommercial farms were dependent on income from nonfarm sources. In 1959 four-fifths of the noncommercial farms were operated by full owners, and the remaining fifth were evenly divided between part owners and tenants. Most of the tenants paid a cash rent or some form of payment other than a share of crops or livestock.

The distribution by tenure of commercial farm operators differed markedly by economic class. In general, the higher the total sales of farm products, the lower was the proportion of farms operated by full owners. This relationship held in all regions, and was particularly marked in the North Central and Western regions. The opposite relationship held for part owners and managers—the higher the total value of farm sales, the higher the proportion of farms operated by part owners and managers. The variation in the proportion of tenant farms within each economic class was not great (less than 10 percent) and did not follow such a definite pattern as the proportion for the full-owner or part-owner farms. For example, in the South the rate of tenancy increased as the total value of farm sales decreased, whereas in the North Central region the rate of tenancy increased as the total value of farm sales increased up to Class II farms, but decreased for the Class I farms.

Of the Class I farms (total farm sales of \$40,000 or more), part owners operated 44.0 percent, full owners 31.4 percent, tenants 19.1 percent, and managers 5.6 percent. Of the Class VI farms (total sales of farm products of \$50 to \$2,499), full owners operated 56.5 percent, tenants 27.9 percent, part owners 15.5 percent, and managers 0.2 percent. Tenants accounted for approximately 25 percent of farms in the intermediate Classes II, III, IV, and V.

Average value of farm products sold.—The value of farm products sold per farm is only a rough approximation of the level of net farm income, since production expenses vary widely. Gross farm sales, however, do provide an indication of the relative income of farms in different tenure groups.

In 1959 the average value of farm products sold per commercial farm was \$12,195. There was considerable variation among regions, however. The West had an average value of farm products of \$26,884 per farm, compared with \$13,861 per farm in the Northeast, \$11,389 per farm in the North Central region, and \$9,147 per farm in the South.

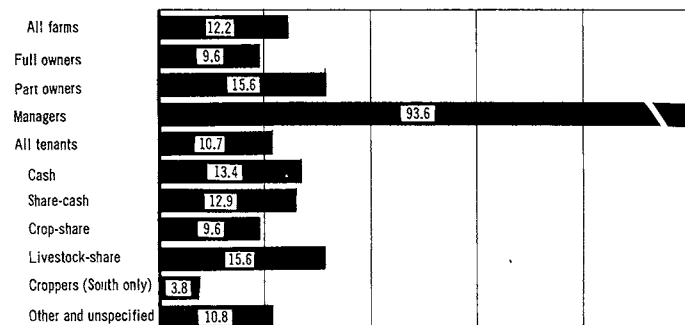
Among the tenure groups, managers reported the largest average sales—\$93,606. A large portion of this, however, was paid out as production expenses, including the manager's salary. Part owners reported the next highest average sales—\$15,577. Since part owners rented a portion of their land, part of these sales were divided with the landowner. Tenants reported slightly larger average sales than full owners (\$10,727 and \$9,553 respectively). The tenants also divide their sales with the landowner, therefore, the net income of tenants may be less than the net income of full owners. The same general ranking of tenure groups prevailed in all regions except the South, where full owners reported slightly larger average sales of farm products than tenants.

Among the various classes of tenants, livestock-share tenants reported the largest average sales, followed by cash tenants,

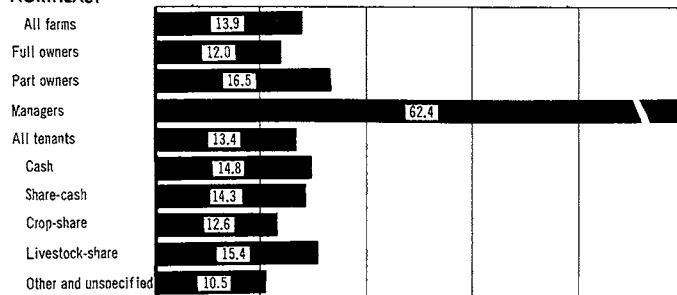
share-cash tenants, other and unspecified tenants, crop-share tenants, and last, sharecroppers. These differences between classes are related to differences in type of farm and size of farm.

AVERAGE VALUE OF FARM PRODUCTS SOLD PER COMMERCIAL FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959

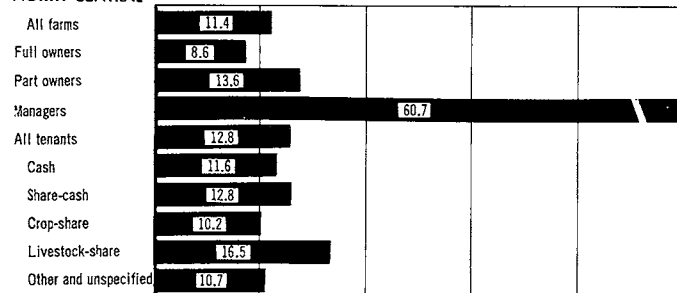
UNITED STATES



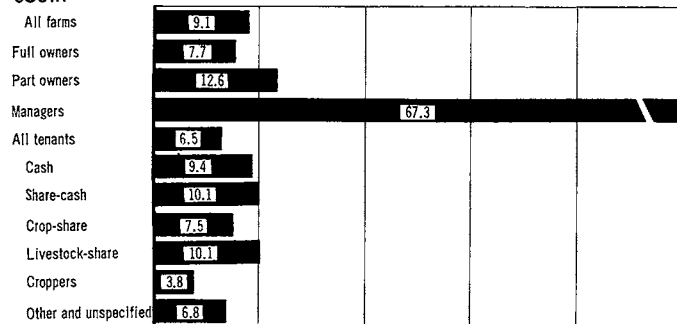
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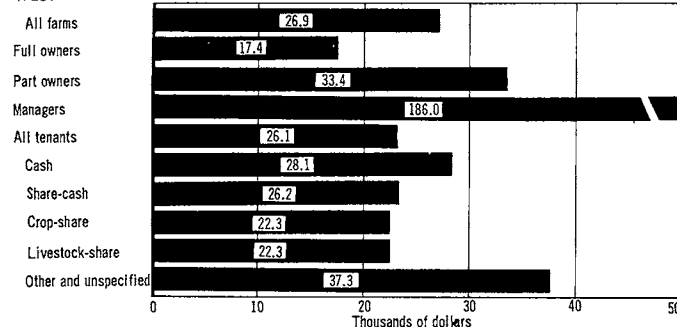
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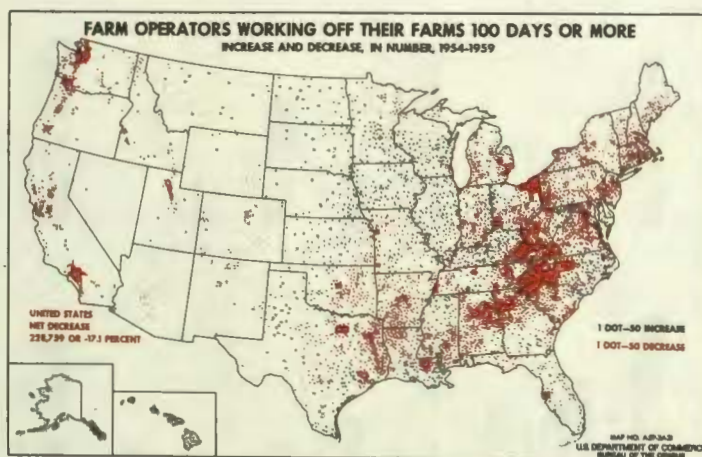
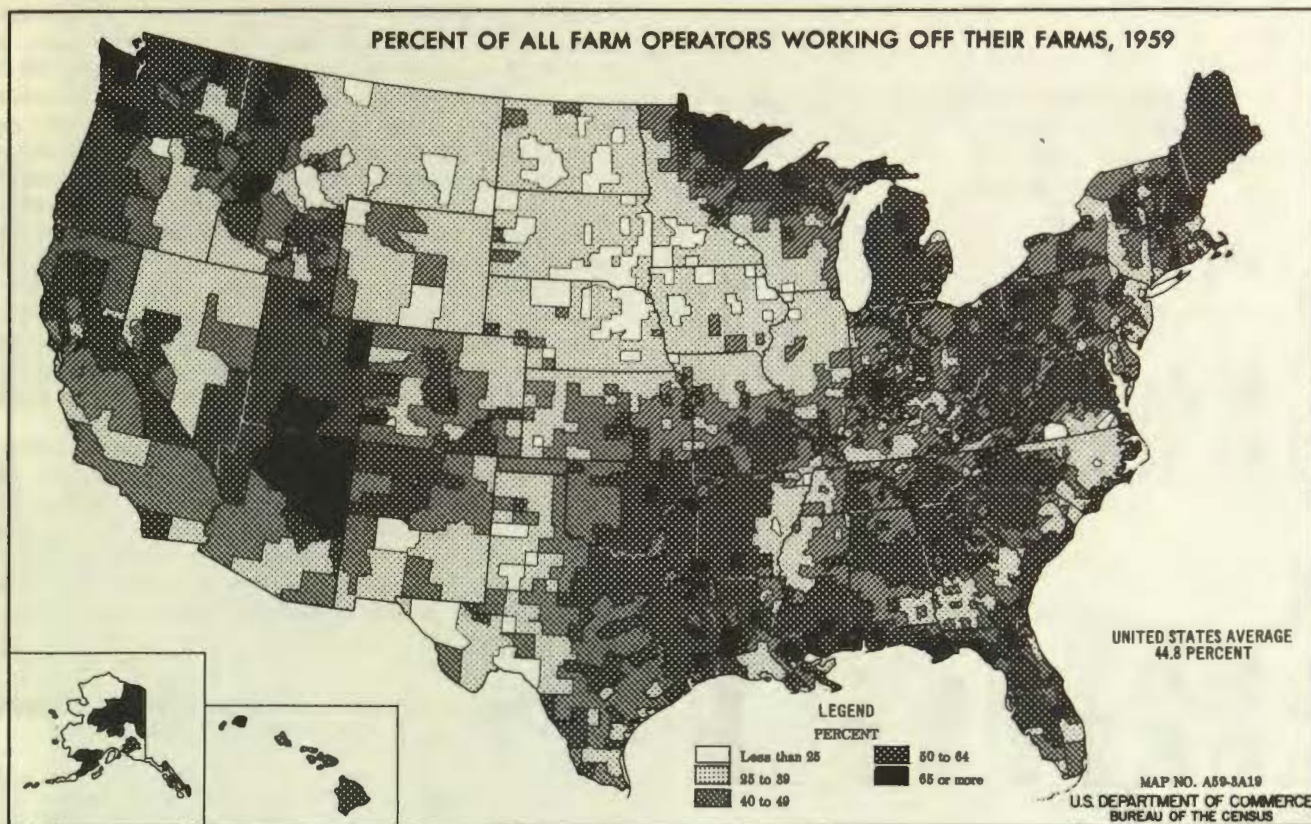
SOUTH



WEST



0 10 20 30 40 50
Thousands of dollars



OFF-FARM EMPLOYMENT AND PART-TIME FARMING

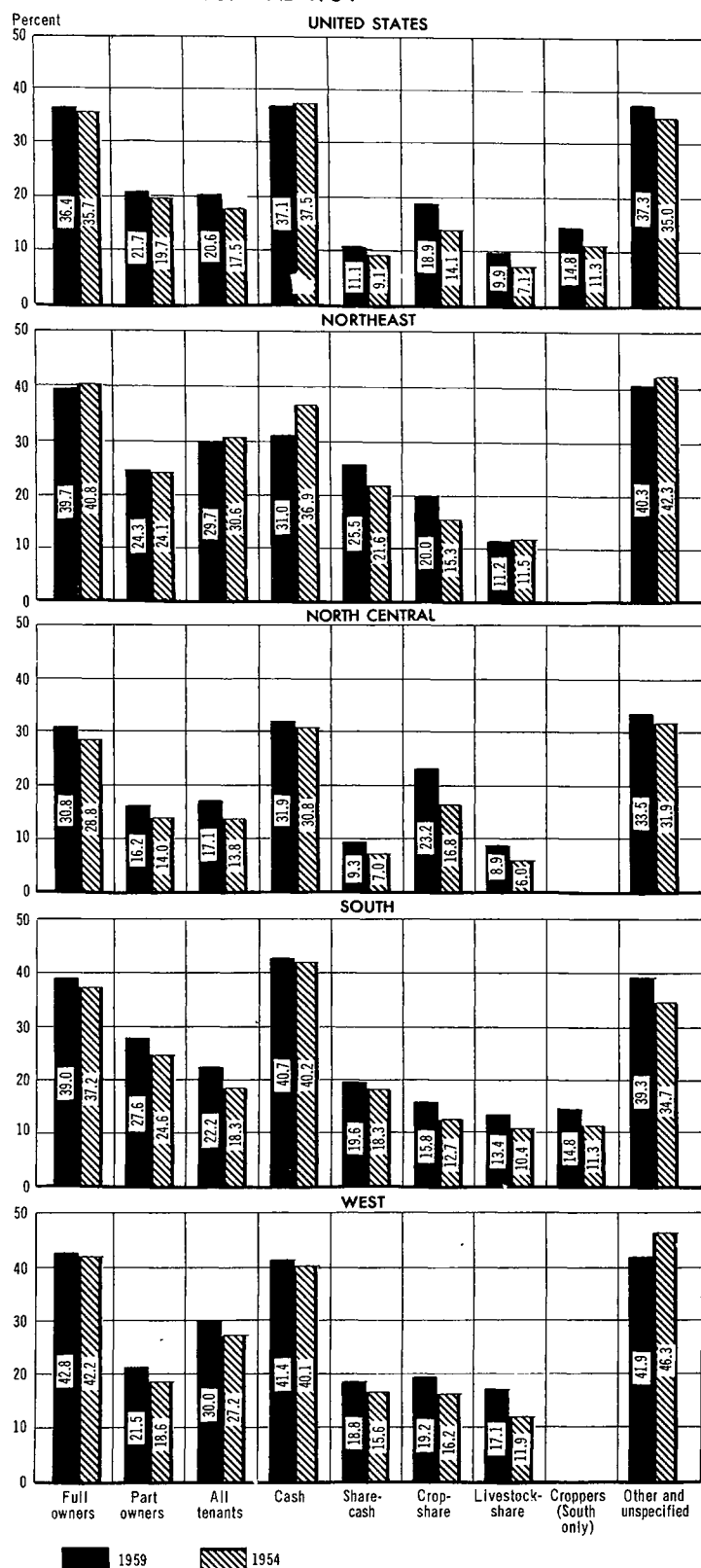
Off-farm employment has an important effect on the standard of living of many farm families throughout the United States. In 1959 two-thirds of the farm operators reported that they or some member of their family living with them received income from sources other than the farm they operated. Of the farm operators themselves, nearly one-third reported working off their farms 100 or more days during the year.

Considerations entering into tenure arrangements are quite different for farm operators who are dependent on off-farm employment than for operators who are entirely dependent on their own farming operations for their income. For example, the individual with a full-time nonfarm job, who owns and operates a small acreage because he prefers to live in the country and en-

gages in farming to supplement his income, is in a much different situation than the full-time owner-operator who is striving to acquire title to his land. The part-time farmer is not affected by adverse farm product prices to the same extent as the full-time farmer, because the part-time farmer may be able to continue to meet his mortgage payments from nonfarm income.

Farm operators with other employment and other income include (1) those farmers who work at nonfarm jobs during slack seasons, (2) farmers who supplement their farm income with continuous part-time nonfarm jobs, (3) persons employed full time at nonfarm jobs who have sufficient agricultural production to qualify as farmers; and (4) persons retired from either farm or nonfarm employment who live on the land and add to their retirement income with some farm output.

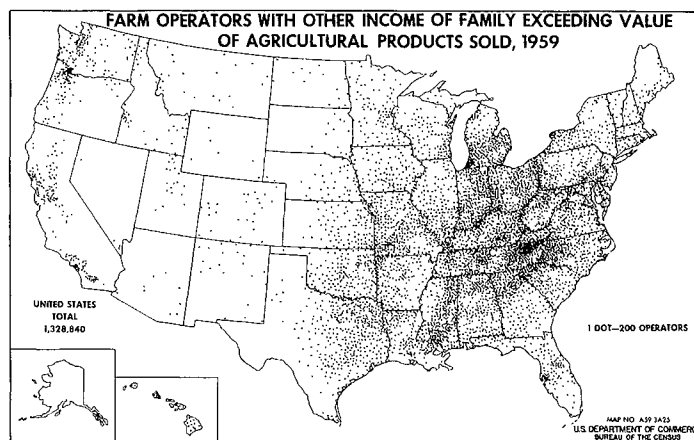
PERCENT OF FARM OPERATORS WORKING OFF THEIR FARMS 100 DAYS OR MORE, BY TENURE, FOR THE UNITED STATES AND REGIONS: 1959 AND 1954



Tenure and off-farm work.—Off-farm work by farm operators is largely associated with the noncommercial farms. Of the 1,107,606 farm operators who worked off their farms 100 days or more in 1959, more than two-thirds operated noncommercial farms. Only 14.5 percent of the commercial farmers reported off-farm work of 100 or more days, compared with 58.6 percent of the noncommercial farmers. Of the operators working off their farms 100 or more days, 69.6 percent were full owners as compared with 16.4 percent who were part owners and 13.7 percent who were tenants.

A larger proportion of the operators in all tenure groups reported 100 or more days of work off the farm in 1959 than in 1954. In 1959, 36.4 percent of the full owners worked off their farms 100 or more days. Among the part owners 21.7 percent worked off their farms 100 or more days, and among the tenants 20.6 percent.

Cash tenants and other and unspecified tenants reported non-farm work in about the same proportion as full owners. As with full owners, the high proportion may be due to the large number of individuals with nonfarm jobs who were renting farms primarily as residences. Only one-tenth of the livestock-share tenants reported off-farm work of 100 or more days. This small percentage may be due to the labor requirements of their livestock enterprises.

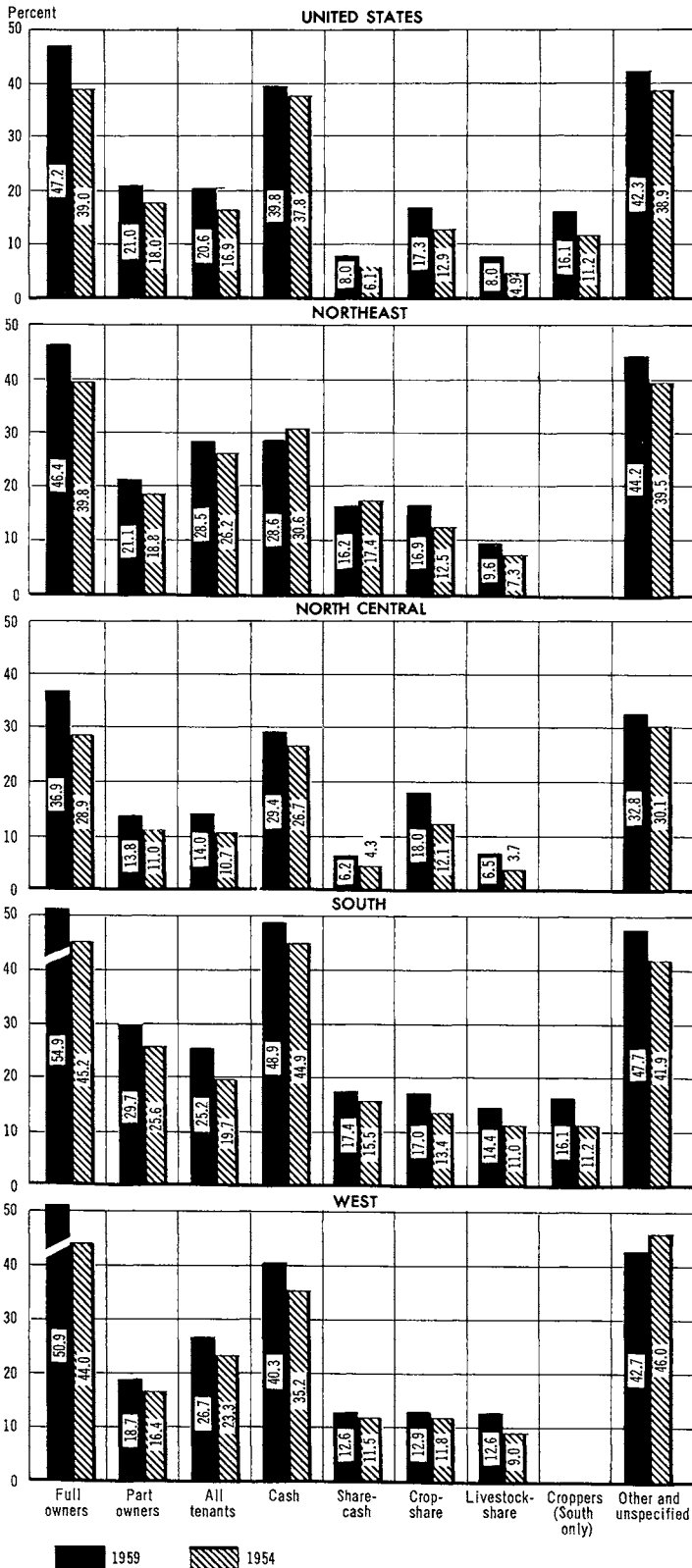


Other income.—In 1959, 1,328,840 farm operators reported that other income of the family exceeded the value of farm products sold from the farms they operated. These farms comprised 35.8 percent of all farms in the United States. To a considerable extent, they were the farms on which the operators worked off the farm 100 or more days. Therefore, the distribution of the two groups in regard to the tenure of operator is quite similar.

Nearly half (47.2 percent) of all full owners reported other income greater than the value of farm products sold from the farms they operated. In comparison, only one-fifth of the part owners and tenants reported other income in excess of the value of farm products sold. This same relationship was found in each of the four major regions of the United States. In the North Central region, however, the proportion of farmers reporting other income greater than the total value of farm products sold was considerably less than in the other regions. In this region approximately 37 percent of the full owners and only 14 percent of the part owners and tenants reported income from other sources greater than the value of farm products sold.

There was considerable variation among the tenant classes in the proportion reporting other income in excess of the value of farm products sold. Approximately 40 percent of the cash tenants and other and unspecified tenants reported other income greater than value of farm products sold compared with less than 20 percent of the crop-share tenants and croppers and only 8 percent of the share-cash and livestock-share tenants.

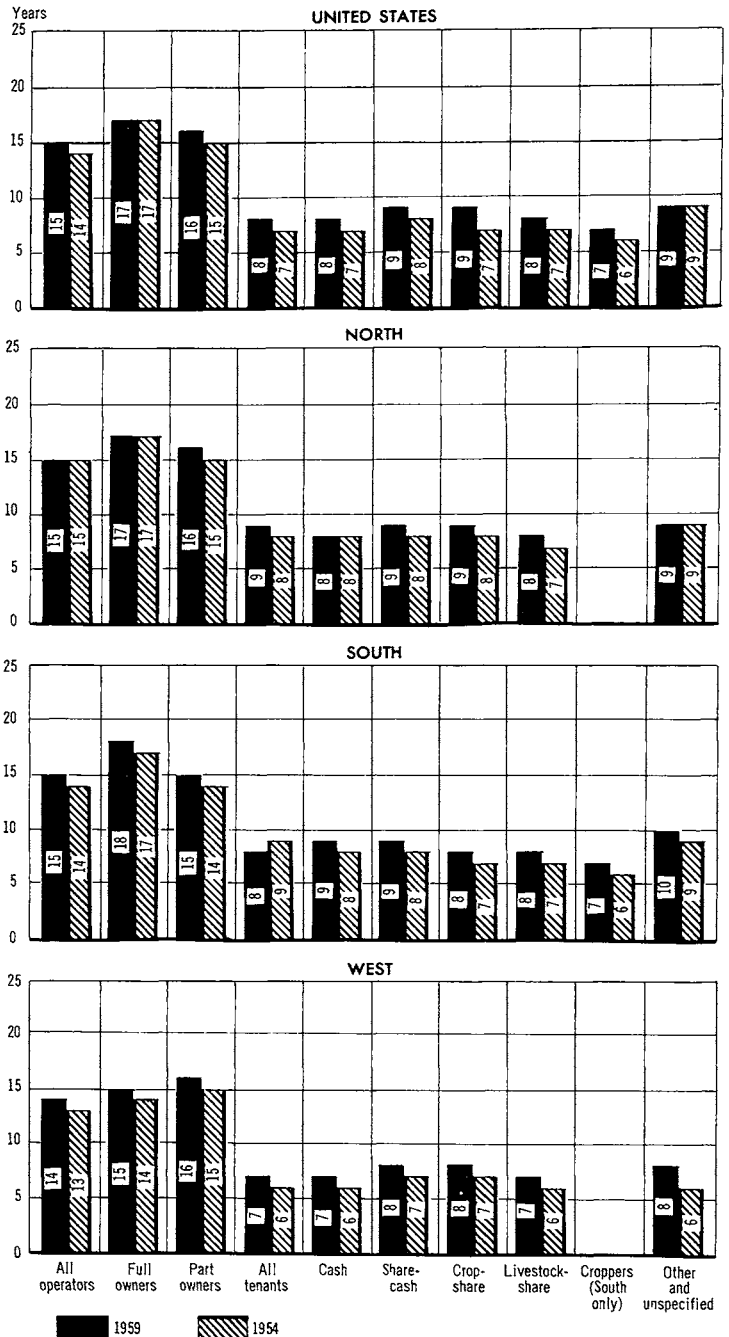
PERCENT OF FARM OPERATORS WITH OTHER INCOME OF FAMILY EXCEEDING THE VALUE OF FARM PRODUCTS SOLD, BY TENURE, FOR THE UNITED STATES AND REGIONS: 1959 AND 1954



LENGTH OF TENURE AND MOBILITY

Years on present farm.—In 1959 farm operators had been on their present farms an average of 15 years, compared with 13 years in 1950 and 12 years in 1940. The advancing age of farm operators may account for most of the change, as the average age

AVERAGE NUMBER OF YEARS ON PRESENT FARM, BY TENURE OF OPERATOR, FOR THE UNITED STATES AND REGIONS: 1959 AND 1954

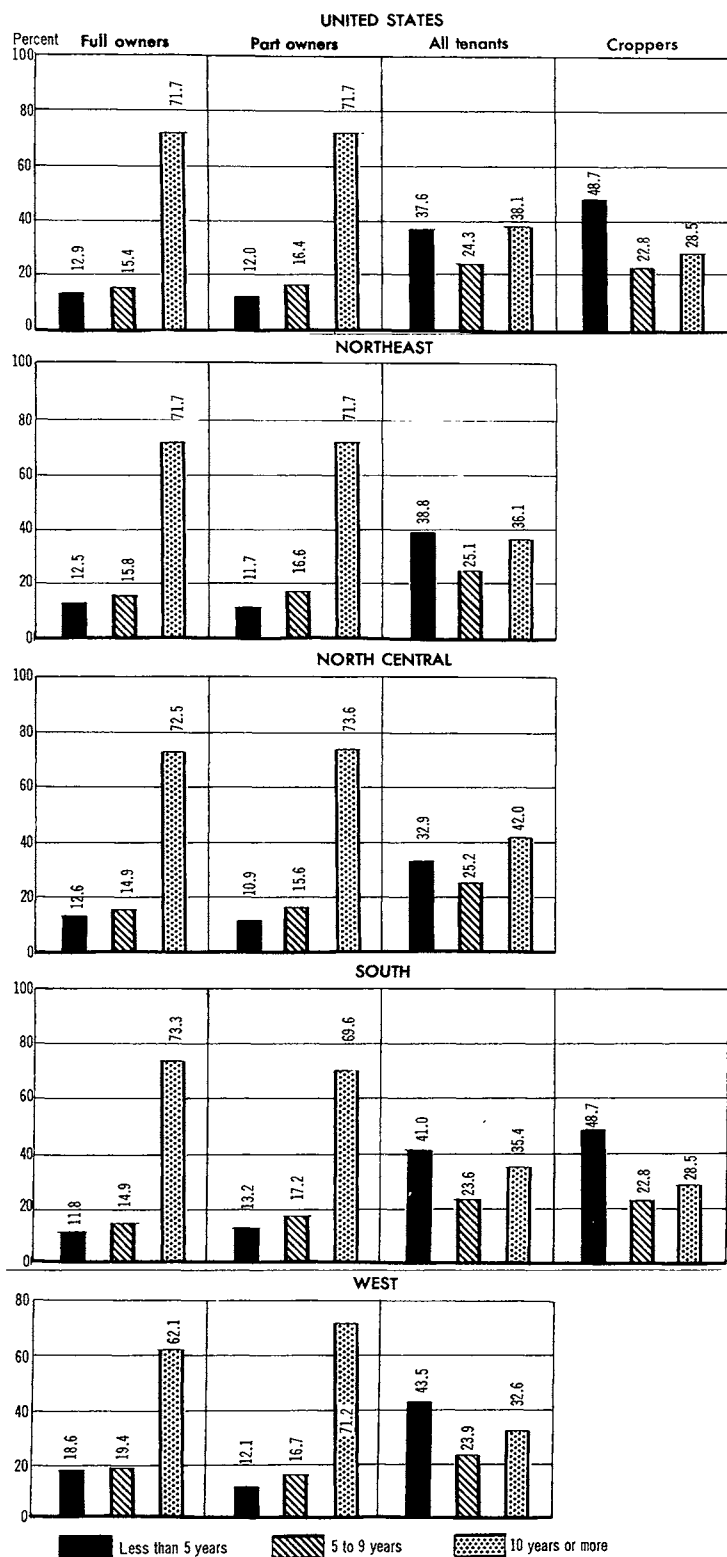


of farmers had increased by 2.5 years since 1940. This gradual lengthening of the period of occupancy while farm size has been growing so rapidly indicates that many farmers have expanded their operations by absorbing neighboring land instead of moving to larger farms. The average period of occupancy was slightly longer in the North and South than in the West.

Owner-operators had occupied their farms twice as long as tenants. In 1959, full owners and part owners had been on their present farms 17 and 16 years, respectively, whereas tenants had occupied their present farms only 8 years. This large difference can be explained largely by the age differences between owner-operators and tenants. On the average, owners were 9.6 years older than tenants in 1959. Most tenants either move to the ranks of owner-operator or leave farming by the time they reach the older age groups. In addition, the mobility of tenants to shift from farm to farm also decreases their length of occupancy.

There was little variation in the average period of occupancy among the various tenant classes. The largest difference was in the South, where the range extended from 7 years for sharecroppers to 10 years for other and unspecified tenants. Livestock-share tenants were relatively low in their period of occupancy in all regions. Age may have been an important factor here as livestock-share tenants averaged 3.2 years younger than the average of all tenants.

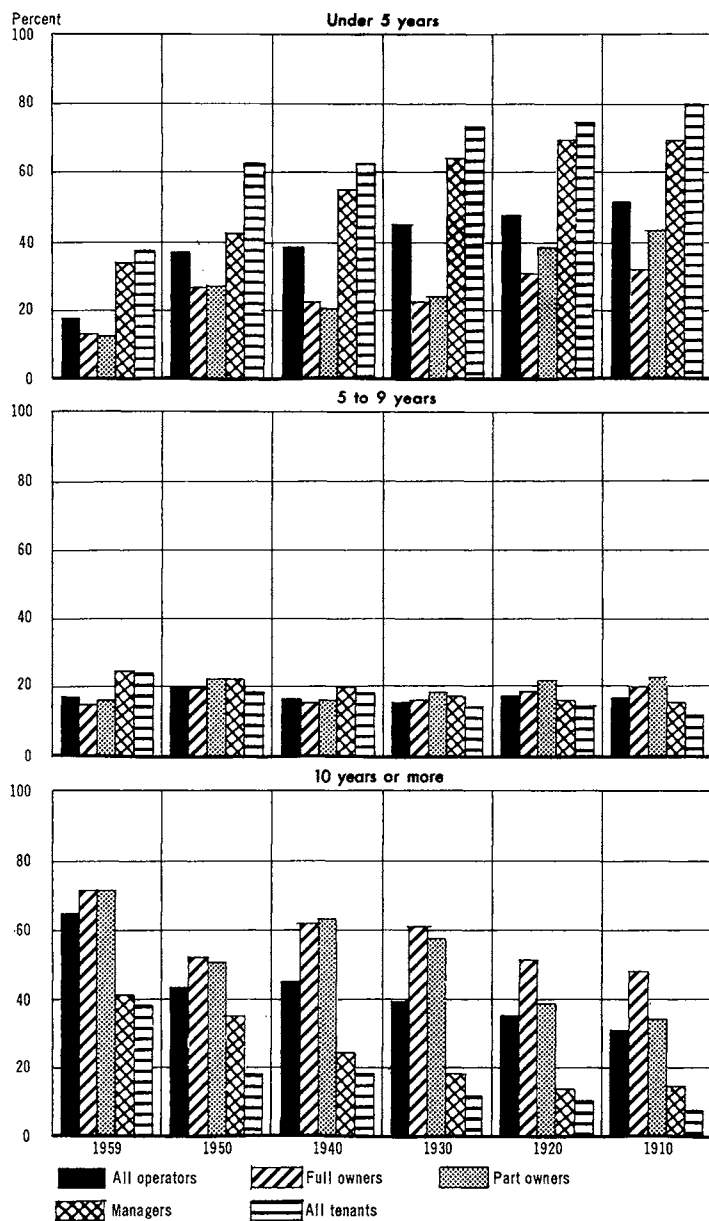
PERCENT DISTRIBUTION OF FARM OPERATORS IN EACH TENURE GROUP, BY YEARS ON PRESENT FARM, FOR THE UNITED STATES AND REGIONS: 1959



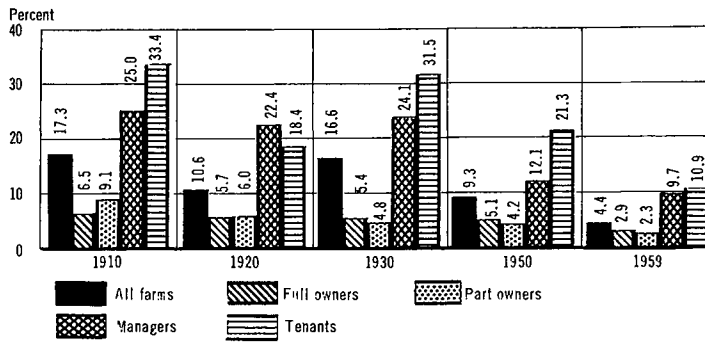
Distribution of farms by years on present farm.—In 1959 nearly two-thirds of the farm operators (64.8 percent) had occupied their farms for 10 years or more, while the remaining 35.2 percent of the operators were evenly divided between those who had been on their present farms from 5 to 9 years and those who had been on their present farms less than 5 years. Since 1910 the proportion of farmers occupying their present farms 10 years or more has steadily increased. In 1910 only 31.1 percent of the farm operators had been on their farms 10 years or more, while 51.8 percent had occupied their farms less than 5 years.

There was very little difference in length of time on present farm between full owners and part owners in any of the regions. For the United States, approximately 72 percent of the owner-operators had been on their farms 10 years or more; 16 percent, from 5 to 9 years; and 12 percent, less than 5 years. The tenants, however, were grouped mainly into two groups. Approximately 38 percent of the tenants of the United States had been on their present farms 10 years or more and an additional 38 percent had occupied the present farm less than 5 years. Nearly one-half of the croppers had been on their farms less than 5 years.

PERCENT DISTRIBUTION OF FARM OPERATORS BY YEARS ON FARM, BY TENURE, FOR THE UNITED STATES: 1910 TO 1959



PERCENT OF FARM OPERATORS ON PRESENT FARM 1 YEAR OR LESS, BY TENURE, FOR THE UNITED STATES: 1910 TO 1959



Operators on present farms 1 year or less.—In 1910 slightly more than 17 percent of the farm operators had been on their farms 1 year or less. Even as recently as 1950, 9.3 percent had occupied their farms 1 year or less, whereas in 1959 this proportion had dropped to 4.4 percent. Of those farm operators on their farms less than 1 year, nearly half were tenants, an indication of their greater mobility. Almost 11 percent of all tenants had been on their present farms 1 year or less.

AGE AND RESIDENCE OF FARM OPERATORS

Average age of farm operators.—In 1959 the average age of all farm operators was 50.5 years. This was an increase of 2.5 years since 1940. The main reason for the increase in average age has been a lower entry rate of young farmers into agriculture than in the past and a higher proportion of young farmers leaving agriculture for nonfarm employment.

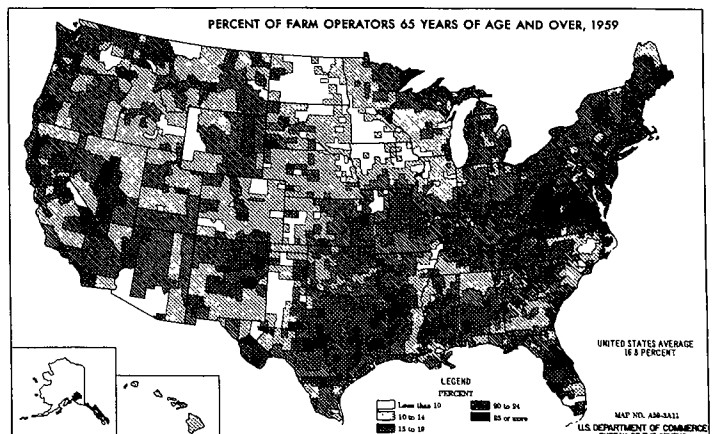
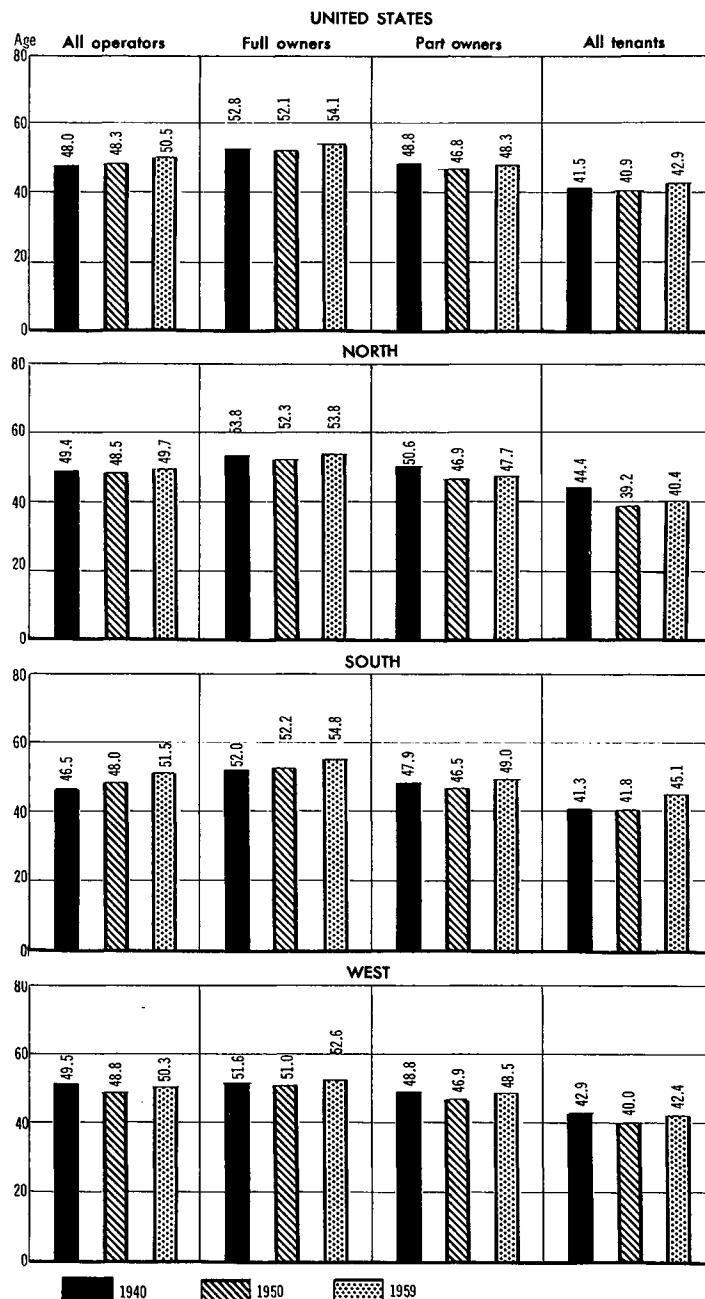
A high proportion of older farm operators are full owners. The average age of full owners in 1959 was 54.1 years. Most of the farm operators who are successful in achieving farm ownership do so in the middle years of their lives. This tends to make the average age higher for full owners than for other tenure groups. Many of the owners choose to go into semiretirement on their farms as they become older by renting out part of their land. Farm operators 65 years of age and over amounted to 16.8 percent of all farmers in 1959. This group included not only persons partly retired from farming, but also persons retired from non-farm employment who had acquired farms and were living in semiretirement on the land.

Part owners, on the average, are considerably younger than full owners, but older than tenants. Part owners averaged 48.3 years old in 1959. Farmers in this tenure group frequently cease to rent additional land as they approach their retirement years. In this way they pass into the ranks of the full owners, thus reducing the average age of part owners.

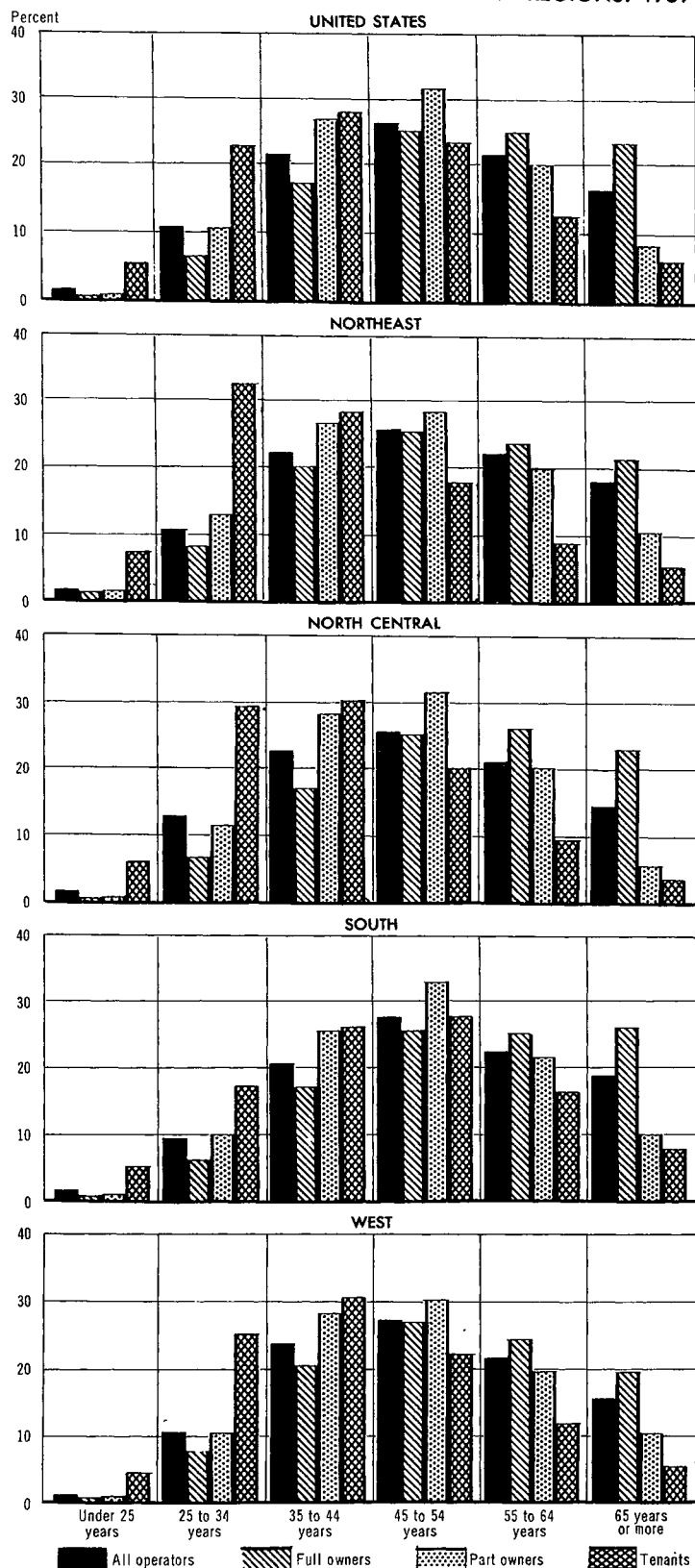
Tenants are the youngest of the tenure groups. In 1959 the average age of tenants was 42.9 years. Many individuals begin their farm operating careers as tenants. As they become older many acquire the capital to buy land and join the ranks of owners, thus affecting the number of older tenants.

Among the tenant classes, those with livestock-share leases were youngest. Their average age was 39.7 years. Croppers averaged 43.9 years of age, just one year older than the average of all tenants.

AVERAGE AGE OF FARM OPERATORS, BY TENURE, FOR THE UNITED STATES AND REGIONS: 1940 TO 1959

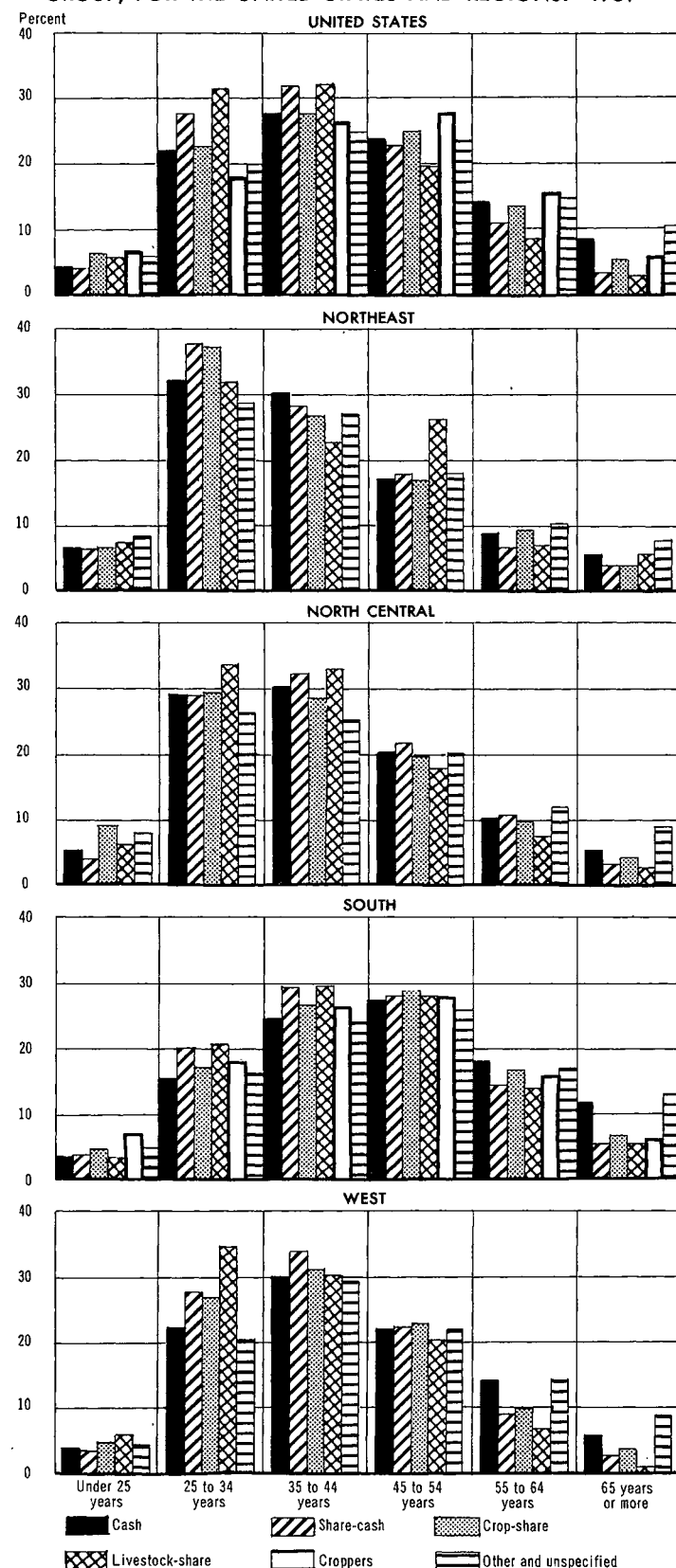


PERCENT DISTRIBUTION OF FARM OPERATORS IN EACH TENURE GROUP, BY AGE, FOR THE UNITED STATES AND REGIONS: 1959



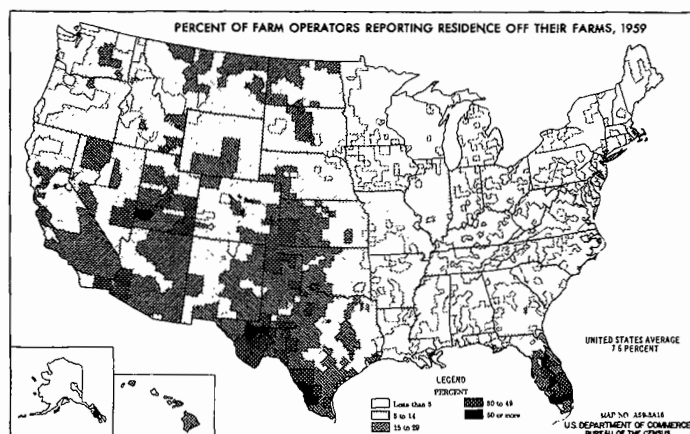
Distribution of farm operators by age groups.—Since 1910 the proportion of younger farmers has declined continuously, while the proportion of older farmers has increased. In 1910, 28.9 percent of the farm operators were under 35 years of age and only 23.6 percent were 55 or over. However, by 1959 only 12.7 percent of all farm operators were less than 35, while 48.7 percent were between 35 and 54 and 38.7 percent were 55 or over.

PERCENT DISTRIBUTION BY AGE OF TENANT IN EACH TENURE GROUP, FOR THE UNITED STATES AND REGIONS: 1959



The age distributions for all regions were similar to that for the United States. The shifting age distribution is a result of the low entry rate of young farmers into farming and the large number of younger farm operators leaving farming as the number of farms continues to decline.

Residence of farm operators.—In 1959, 7.6 percent of the farm operators who reported in regard to their residence did not live on the farms they operated. This was an increase of 2.5 percent since 1950. Some of the nonresident operators lived on nearby farms; others, as in Utah, lived in villages and commuted to their farms. Some types of farming require close supervision for only relatively short periods of time, permitting an operator to live a considerable distance from his farm during most of the year. Examples of "suitcase farming" are found in the wheat areas of the Great Plains and in the fruit and vegetable areas of Florida and Texas. In areas where most of the work is done by the family and where livestock enterprises are also carried on, as in the Midwest and South, the proportion of operators who did not reside on their farms was very small.



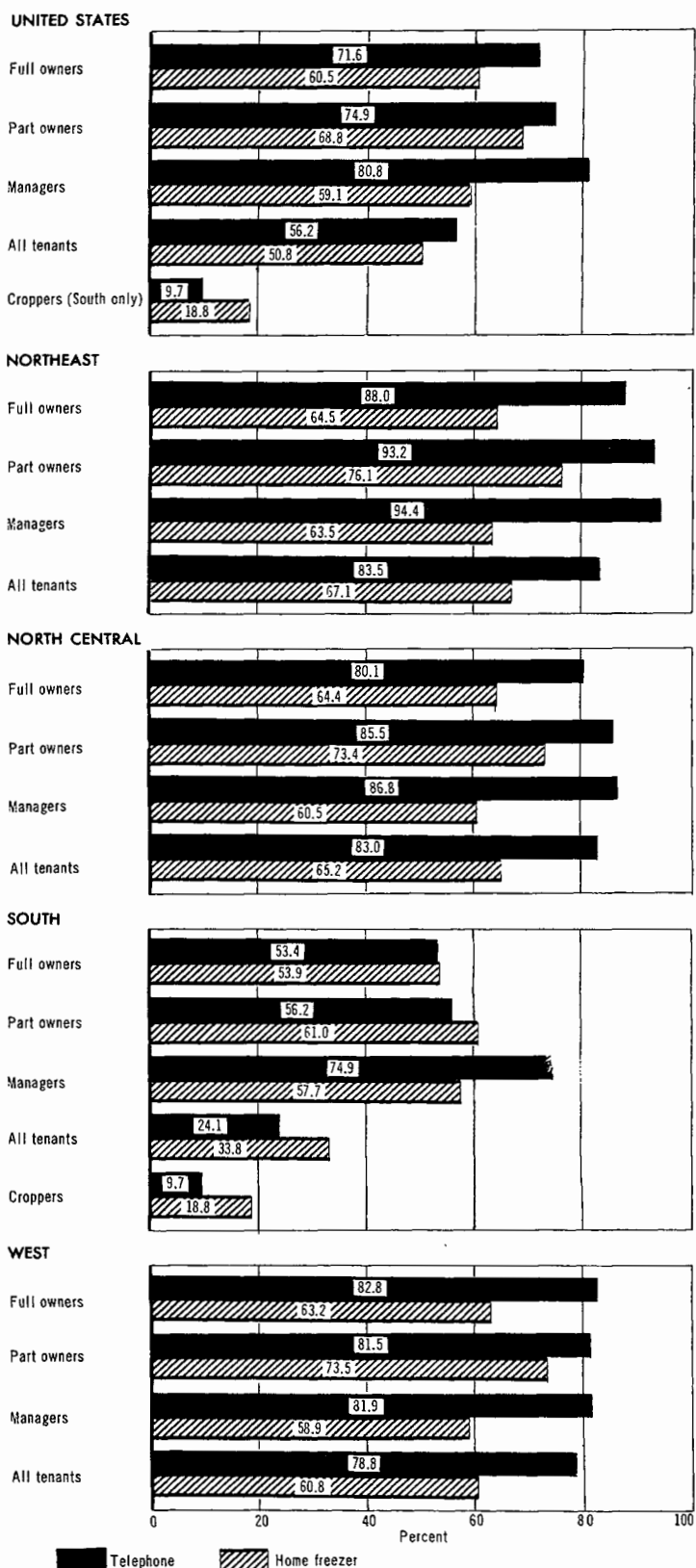
In the States bordering on or east of the Mississippi River, with the exception of Florida, most of the counties had a rather low proportion of operators who lived off their farms. Only in a few metropolitan areas did the proportion of nonresident farmers exceed 14 percent. In the Great Plains, Rocky Mountain States, and in Florida the proportion of nonresident farmers was somewhat greater. In a few counties in Florida, Texas, and Utah, nonresident farmers accounted for 50 percent or more of the operators. For States as a whole, farmers residing off their farms were most numerous in Florida and Arizona, where 20.6 percent were nonresidents. The proportion of nonresident farmers in Hawaii was 20.2 percent; in Utah, 18.0 percent; and in Texas, 16.6 percent. Other States next in order with 10 percent or more of the farm operators living off their farms were California, North Dakota, Kansas, New Mexico, Oklahoma, Montana, Nevada, and Colorado.

Among the commercial farms, 20.0 percent of the managers did not reside on the farms they operated, compared with 8.9 percent of the tenants, 6.4 percent of the part owners, and 6.3 percent of the full owners. Of the classes of tenants, crop-share tenants reported the largest percentage living off their farms (13.7 percent), and livestock-share tenants reported the lowest (4.1 percent).

FARM FACILITIES AND LOCATION CONVENIENCE

Facilities on farms.—The level of living of farm families, as measured in terms of facilities in the home, increased greatly in

PERCENT OF COMMERCIAL FARMS IN EACH TENURE GROUP REPORTING A TELEPHONE AND A HOME FREEZER, FOR THE UNITED STATES AND REGIONS: 1959



the past two decades. The proportion of farms reporting electricity increased from one-third in 1940 to three-fourths in 1950, and by 1954 the proportion had grown to over 90 percent. Farms reporting telephones also increased. In 1950 only 38.2 percent of the farms reported having telephones, compared with 65.0 percent in 1959. Reports of home freezers increased from 12.1 percent of all farms in 1950 to 32.2 percent in 1954, and in 1959 they were reported on 55.8 percent of the farms.

For commercial farms, managers reported the highest proportion of farms with telephones in all regions except the West. The proportion of manager farms with telephones ranged from 74.9 percent in the South to 94.4 percent in the Northeast. Full- and part-owner farms had about the same proportion of farms with telephones. Owner farms with telephones ranged from about 90 percent of the owner farms in the Northeast to about 55 percent in the South. Only 56.2 percent of the tenant farms in the United States had telephones. This was largely due to the low percent (24.1) of the tenant farms in the South with telephones.

The proportion of farms reporting ownership of home freezers was about the same for all regions for the different tenure groups, except in the South where the proportion for each tenure group was lower than in the other regions. For the entire United States, the range between tenure groups extended from 68.8 percent on part-owner farms to 50.8 percent on tenant farms. Most of this difference was due to the low proportion of tenant farms in the South (33.8 percent) reporting home freezers.

Kind of road on which farms are located.—Much progress has been made since 1950 in providing all-weather roads for farm families. For example, in 1930 only one-third of the farms reporting were located on hard-surfaced, gravel, shell, or shale roads. By 1940 this proportion had increased to nearly one-half and by 1959 it had increased to four-fifths.

In the Northeast, two-thirds of the farms were located on hard-surfaced roads, while the remaining one-third were evenly divided between improved roads (gravel, shell, or shale) and dirt roads. Only one-third of the farms in the North Central region were located on hard-surfaced roads, but over half were on improved roads and only one-tenth were on dirt roads. In the South about 40 percent of the farms were located on hard-surfaced roads, about 30 percent on improved roads and about 30 percent on dirt roads. In the West 54 percent of the farms were located on hard-surfaced roads, 28 percent on improved roads, and 18 percent on dirt roads.

In 1959 nearly three-fifths of the managers reported that their farms were located on hard-surfaced roads compared with two-fifths of the owner-operators and only one-third of the tenants. Two-fifths of the owners and tenants reported that their farms were located on improved roads, while a little less than one-fourth of the managers reported being located on improved roads. Twenty percent of both owner farms and manager farms and almost 25 percent of the tenant farms were on dirt roads.

PERCENT DISTRIBUTION OF FARMS IN EACH TENURE GROUP, BY KIND OF ROAD ON WHICH LOCATED, FOR THE UNITED STATES AND REGIONS: 1959

