

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.

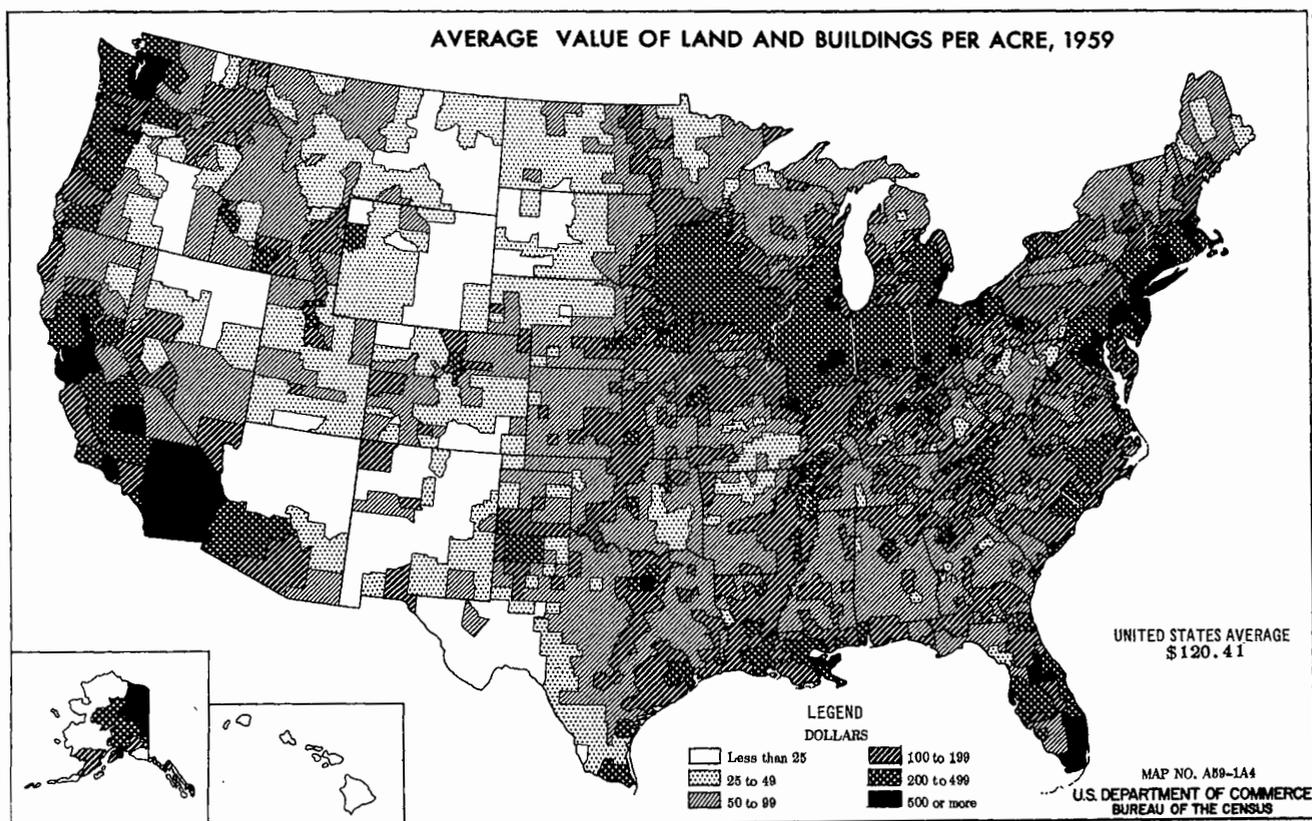
For the Nation as a whole, the value of land in full-owner farms in 1959 was slightly greater than the value of land operated by part owners. However, in both the North Central region and the West the value of land in part-owner farms exceeded that of

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.